



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: January 21, 2015

REPORT NO. HO-15-007

ATTENTION: Hearing Officer

SUBJECT: SACIDO CDP/SDP  
PROJECT NO. 349884

LOCATION: 901 and 911 Skylark Drive

APPLICANT: Antonio Sacido

### SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive in the RS-1-5 zone within the La Jolla Community Plan area?

Staff Recommendation(s) - **Approve** Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890.

Community Planning Group Recommendation - The La Jolla Community Planning Association on November 6, 2014 voted 10:1:2 to recommend denial of the project.

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New construction or conversion of small structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 19, 2014 and the opportunity to appeal that determination ended January 6, 2015.

### BACKGROUND

The properties are located within the La Jolla Community Plan area. The La Jolla Community Plan Land Use map indicates the sites are designated for Very Low Density Residential development at a density range of 0-5 dwelling units per acre (Attachment 1). The sites are addressed as 901 and 911 Skylark Drive (Attachment 2). The two sites, a 0.29 acre site and 0.89

acre site, are located in the RS-1-5 zone. Each property is developed with single family structures and accessory amenities typical of single family development (Attachment 3). The properties were created by a subdivision map recorded in 1957 and the subdivision was graded and public improvements constructed. Both properties are owned by one entity, Axapusco, LLC, a California limited liability company.

Representatives of the Neighborhood Code Compliance Division conducted inspections of the properties on June 29, 2012, August 9 and 10, 2012. A Notice of Violation (NOV), dated August 16, 2012, was issued to the property owner identifying violations of law by conducting unauthorized grading and construction activity on the premises without the required Coastal Development Permit, Site Development Permit, Grading Permit and Building Permit (Attachment 4). The grading and construction activity potentially impacted Environmentally Sensitive Lands (ESL) steep hillsides over an area of 0.3 acres of the premises. The unauthorized grading included excavation and placement of embankment along with the construction of a keystone retaining wall in excess of three feet in height. Concrete debris from the demolition of a patio at 911 Skylark Drive had been pushed and deposited down slope on portions premises. No erosion control measures using Best Management Practices had been implemented. Additionally, the property owner indicated the premises were being developed to be used as an event facility which is not a permitted use in the RS-1-5 zone. The proposed Coastal Development Permit and Site Development Permit are proposed to remedy the violation and entitle the properties to be developed as indicated on the conceptual development plans. The current application was submitted and deemed complete on January 30, 2014 after an application on May 21, 2013 for an emergency Coastal Development Permit was denied by Development Services Department staff.

## **DISCUSSION**

### **Project Description**

The Sacido Residences project (Project) proposes to remedy the NOV, dated August 16, 2012, and to entitle the two sites to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa at 901 Skylark Drive, and a deck, staircase, pergola and a guest quarters at 911 Skylark Drive (Attachment 5). The proposed guest quarters at 911 Skylark Drive would require one additional parking space on the property. The plans submitted by the applicant indicates the project will comply with all requirements of the San Diego Municipal Code relevant to the proposal and no deviations are requested or are required to approve the Project.

### **Required Approvals**

The Project site is located within the Coastal Overlay Zone and as such a Coastal Development Permit is required for development on the property. A Site Development Permit (SDP) is required where environmentally sensitive lands are present on the site. The Biology Letter Report submitted by the applicant's consultant indicates the site is mostly disturbed yet contains remnants of sensitive native vegetation. A SDP is required for the environmentally sensitive lands present on the site.

Review of the Project included several technical reports, including a Biology Letter Report prepared by Merkel & Associates, dated May 12, 2014, and historic information relevant to the presence or absence of steep hillsides compiled in a letter, dated April 7, 2014, by Farrington Engineering Consultants, Inc.

The Biology Letter Report submitted by the applicant's consultant indicates the site is mostly disturbed yet contains remnants of sensitive native vegetation. Given the possibility that sensitive vegetation may have been present prior to the illegal construction activities, Merkel & Associates examined several sources for relevant information to establish the probable conditions at the sites prior to the illegal construction activities. This investigation included: 1) aerial photography using Bing Maps 2010; 2) regional vegetation data for the project vicinity using SanGIS 2013 data; 3) geological substrates and soil types mapped on the sites using SanGIS 2013 and USDA 2007, respectively; and 4) California Department of Fish and Wildlife (CDFW) 2014 and 2013 California Natural Diversity Database and U.S. Fish and Wildlife Service (USFW) 2014 special status species records for the project vicinity. A physical survey by the biologist was also conducted. Three vegetation types and one land use (urban/developed) were identified within the study area: Disturbed habitat, Non-native vegetation and Eucalyptus woodland. Four sensitive plant species were identified on the site. No City narrow endemic species were identified within the study area or have at least a moderate potential to occur within the area predominantly due to the lack of suitable habitat and/or soils. No sensitive fauna species were observed or detected during the survey. Two sensitive bird species, Cooper's hawk and Nuttall's woodpecker are urban adapted species yet were not observed but may utilize the site for foraging and possibly nest. No other sensitive wildlife species are expected to utilize the site. No jurisdictional wetlands or non-wetland resources were observed or are expected to occur on the site. No wildlife corridors occur on the site. The site is not located within or adjacent to the Multi-Habitat Planning Area. The three vegetation types and land use are categorized as Tier IV habitat types and mitigation is not required for impacts to Tier IV habitat types.

The historic information prepared by Farrington Engineering Consultants, Inc. (FEC) and reviewed by city staff is relevant to the presence or absence of steep hillsides. This historic information included: a search of city records, results from an interview with retired Professional Engineer Mr. Eugene F. Cook who practiced civil engineering during the period the subdivision was created and improved with public roads, a Geotechnical Investigation, dated July 27, 2007, prepared by TerraPacific Consultants, Inc. for the site at 911 Skylark Drive, and a site specific slope analysis for the project site. The information presented by FEC supports the conclusion the project site was previously graded and does not contain steep hillsides as defined by the Land Development Code section 113.0103. Development Services staff reviewed the information provided by FEC and concurs with these conclusions.

### Conclusion

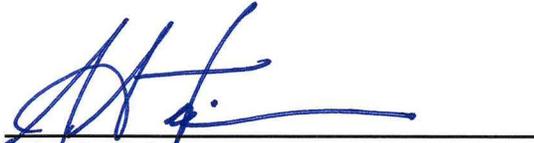
Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project

(Attachment 6) and draft conditions of approval (Attachment 7). Staff recommends the Hearing Officer approve the project as proposed.

**ALTERNATIVES**

1. **Approve** Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890, **with modifications.**
2. **Deny** Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



John S. Fisher  
Development Project Manager  
Development Services Department

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Notice of Violation, dated August 16, 2012
5. Project Plans
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Project Data Sheet



Legend

- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities
- 
- E* Elementary School
  - J* Junior High School
  - H* High School
  - S* School
  - L* Library
  - F* Fire Station
  - PO* Post Office



# Community Land Use Map

**La Jolla Community Plan**  
 City of San Diego · Planning Department

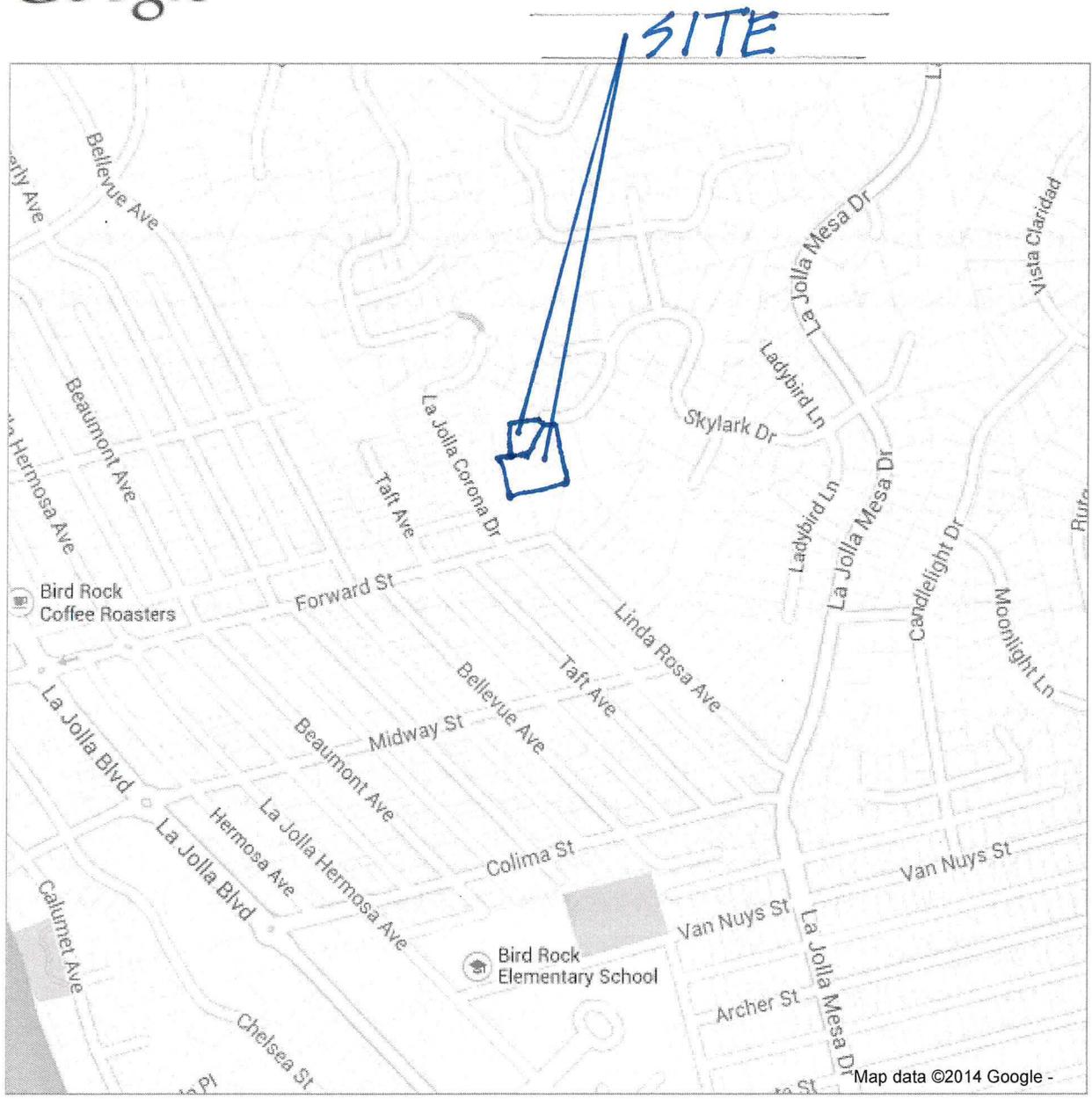


Figure 1



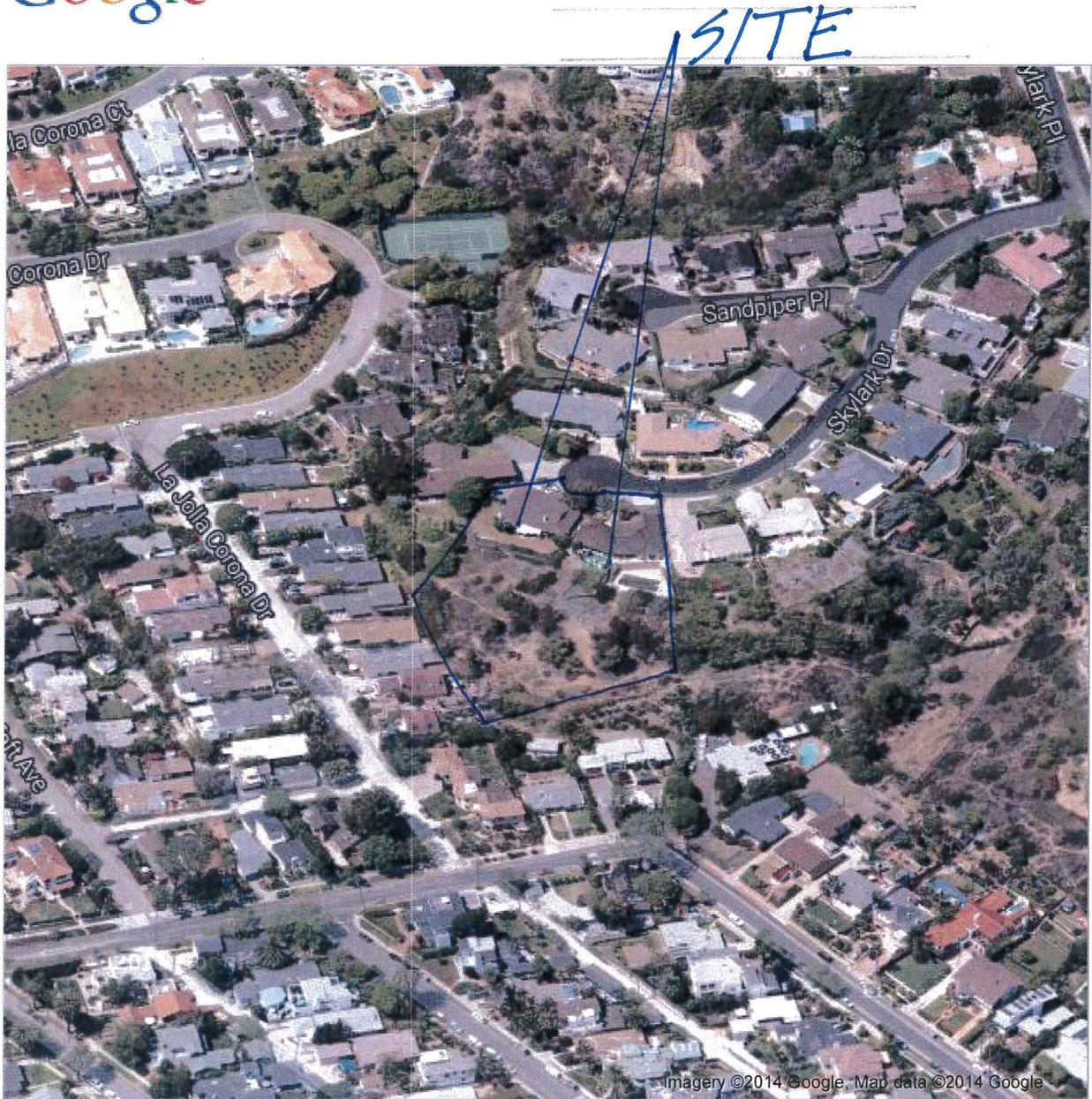
To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



To see all the details that are visible on the screen, use the "Print" link next to the map.

Google





## THE CITY OF SAN DIEGO

August 16, 2012

**NOTICE OF VIOLATION**

**Location:** 901 Skylark Drive  
911 Skylark Drive

**APN NO.:** 357-461-15  
357-461-16.

**Property Owner:** Axapusco LLC  
**Agent for Service:** Miguel Leff  
**Address:** 875 Prospect Street, Suite 204  
La Jolla, CA 92037

**Property Owner:** Axapusco LLC  
5920 Camino De La Costa  
La Jolla, CA 92037

**Responsible Party:** Antonio Sacido Biasco  
**Address:** 901 Skylark Drive  
La Jolla, CA 92037

**Zone:** RS-1-5

Representatives of the Neighborhood Code Compliance Division conducted inspections of the above referenced premises on June 29, 2012, August 9, 2012, and August 10, 2012.

**The specific elements in violation include, but may not be limited to, the following:**

You have violated the law by conducting unauthorized grading and construction activity on the premises without required Coastal Development Permit, Site Development Permit, Grading Permit and Building Permit. The grading and construction activity included impacts to Environmentally Sensitive Lands (ESL), steep hillsides, and has impacted an area approximately 0.3 acres in size. The unauthorized grading and construction activity included excavation and placement of fill for which the depth or height at any point from the lowest grade to the highest grade is more than 5 feet measured vertically along with the construction of a keystone retaining in excess of three feet in height. Concrete debris from the demolition of a patio surrounding the swimming pool at 911 Skylark Drive has been pushed and deposited down slope on portions of



**Neighborhood Code Compliance Division**

1222 First Avenue, 5th Floor, MS 511 • San Diego, California 92101-4101

Tel (619) 236-5500 Fax (619) 533-6142

Notice of Violation  
 901 and 911 Skylark Drive  
 August 16, 2012  
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the lots that contain ESL steep hillsides. No erosion control measures using Best Management Practices (BMP) have been implemented. Additionally, the property owner indicated the premises are being developed to be used as an event facility which is not a permitted use in the RS-1-5 zone.

In accordance with the San Diego Municipal Code (SDMC) this is to notify you that the following violations were observed.

<u>SDMC Sec.</u>	<u>Violation Description &amp; Location</u>
121.0302(a)	<p><b>Required Compliance with the Land Development Code</b>            It is unlawful for any person to maintain or use any premises in violation of any of the provisions of the Land Development Code, without a required permit, contrary to permit conditions, or without a required variance.</p>
121.0302(b)	<p>It is unlawful for any person to engage in any of the following activities, or cause any of the following activities to occur in a manner contrary to the provisions of the Land Development Code:</p> <ol style="list-style-type: none"> <li>(1) To erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, or demolish any premises;</li> <li>(2) To grade, excavate, clear, fill, grub, build an embankment, construct slopes, or disturb sensitive natural or biological resources on any lot or premises; or</li> <li>(3) To change density or intensity of the use of land; or</li> <li>(4) To maintain or allow the existence of any condition that creates a public nuisance.</li> </ol>
126.0502	<p><b>When a Site Development Permit Is Required</b>            Failure to obtain the required Site Development Permit for development/grading where the lot contains environmentally sensitive lands.</p>
126.0505	<p><b>Violations of a Site Development Permit</b>            It is unlawful for any person to maintain, use, or develop any premises without a Site Development Permit if such a permit is required for the use or development, or to maintain, use, or develop any premises contrary to the requirements or conditions of an existing Site Development Permit. Violation of any provision of this division shall be subject to the enforcement provisions contained in Chapter 12, Article I. Violations of this division shall be treated as strict liability offenses regardless of intent.</p>

Notice of Violation  
 901 and 911 Skylark Drive  
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- 126.0702(a) When a Coastal Development Permit Is Required**  
 Permits Issued by the City. A Coastal Development Permit issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4, unless exempted by Section 126.0704, or if the proposed project site lies completely within the Coastal Commission Permit Jurisdiction or the Deferred Certification Area as described in Section 126.0702(b).
- 126.0723 Violations of a Coastal Development Permit**  
 It is unlawful for any person to maintain, use, or undertake coastal development on any lot or premises without a Coastal Development Permit if such a permit is required for the use or development or to maintain, use, or develop any premises contrary to the requirements or conditions of an existing Coastal Development Permit. Violation of any provision of this division shall be subject to the enforcement provisions contained in Chapter 12, Article 1. Violations of this division shall be treated as strict liability offenses regardless of intent.
- 129.0111** Failure to obtain the required building inspections and approvals
- 129.0202** Failure to obtain the required building permit for structural work.
- 129.0602 When a Grading Permit is Required**  
 A Grading Permit is required for the following work:  
 (b) Any grading required for the restoration of unauthorized grading;  
 (e) Any grading that includes the following conditions:  
 (1) Excavation or fill that results in a slope with a gradient of 25 percent or greater (4 horizontal feet to 1 vertical foot) and for which the depth or height at any point is more than 5 feet measured vertically at the face of the slope from the top of the slope to the bottom of the slope;  
 (2) Excavation or fill for which the depth or height at any point from the lowest grade to the highest grade at any time during the proposed grading is more than 5 feet measured vertically;  
 (5) Grading that adversely affects the existing drainage pattern by altering the drainage pattern, concentrating runoff, increasing the quantity of runoff, or increasing the velocity of runoff to adjacent properties.  
 (6) Placing fill material that contains more than 5 percent, by volume, of broken concrete, asphalt, masonry, or construction debris.

Notice of Violation  
901 and 911 Skylark Drive  
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(7) Placing fill material that has any piece larger than 12 inches in any direction.

- 131.0420 Use Regulations of Residential Zones**  
(a) Within the residential zones, no structure or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any premises be used or maintained except for one or more of the purposes or activities listed in Table 131-04B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0422.
- 142.0103 When a Permit Is Required for Grading**  
(a) A Grading Permit is required for any grading work specified in Section 129.0602.
- 142.0144 Grading Within Environmentally Sensitive Lands**  
Grading within environmentally sensitive lands shall comply with Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).
- 142.0146 Erosion, Sedimentation, and Water Pollution Control**  
(a) All grading work shall incorporate erosion and siltation control measures in accordance with Chapter 14, Article 2, Division 4 (Landscape Regulations) and the standards established in the Land Development Manual.  
(b) All development shall be conducted to prevent erosion and stop sediment and pollutants from leaving the work site. The property owner is responsible to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures to the satisfaction of the City Manager, whether or not such measures are a part of approved plans. The property owner shall install, monitor, maintain, and revise these measures, as appropriate, to ensure their effectiveness. Controls shall include measures outlined in Chapter 14, Article 2, Division 2 Storm Water Runoff Control and Drainage Regulations) that address the development's potential erosion and sedimentation impacts.
- 142.0147 Revegetation Requirements**  
All graded areas including manufactured slopes and disturbed areas other than manufactured slopes shall be revegetated in accordance with Chapter 14, Article 2, Division 4 (Landscape Regulations).
- 142.0202 When Drainage Regulations Apply**  
This division shall apply to all development in the City, whether or not a permit or other approval is required.

Notice of Violation  
 901 and 911 Skylark Drive  
 August 16, 2012  
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142.0220

**Storm Water Runoff Control**

(a) All development shall comply with Municipal Code Chapter 4, Article 3, Division 3 (Stormwater Management and Discharge Control).

(b) All development shall be conducted to prevent erosion and stop sediment and pollutants from leaving the property to the maximum extent practicable. The property owner is responsible to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures to the satisfaction of the City Manager, whether or not such measures are a part of approved plans. The property owner shall install, monitor, maintain, and revise these measures, as appropriate, to ensure their effectiveness. Controls shall include the following measures that address the development's potential erosion, sedimentation, and water pollution impacts.

- (1) Erosion prevention.
- (2) Sediment control.
- (3) Phased grading.

142.0305(b)

**Requirements for Retaining Walls with a height greater than 3 feet**

Any retaining wall with a height of 3 ft or greater requires a building permit.

143.0110

**When Environmentally Sensitive Lands Regulations Apply**

This division applies to all proposed development when environmentally sensitive lands are present on the premises.

(a) Where any portion of the premises contains any of the following environmentally sensitive lands, this division shall apply to the entire premises, unless otherwise provided in this division:

- (1) Steep hillsides.

143.0112

It is unlawful to begin development on a premise that contains Environmentally Sensitive Lands without submitting the required documentation and obtaining the applicable development permit or an exemption, as required pursuant to the Environmentally Sensitive Lands Regulations. No development permit application may be processed until the enforcement action has been concluded.

143.0160

**Violations and Remedies**

The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2, Enforcement Authorities for the Land Development Code.

Notice of Violation  
901 and 911 Skylark Drive  
August 16, 2012  
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**You are hereby ordered to correct the violations by completing the following actions set forth below:**

**Immediately:** cease all grading and retaining wall construction activity, and other landscaping activity on the rear portion of the premises containing steep hillsides.

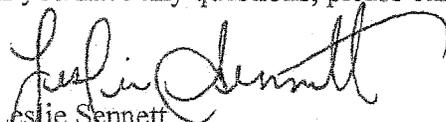
**Immediately:** provide erosion control measures, utilizing Best Management Practices (BMPs), to control drainage from the property to avoid erosion, scour, and resulting siltation as recommended by a qualified professional.

In order to correct the violations, you shall obtain a Coastal Development Permit/, Grading Permit for restoration of the site.

**This matter has been referred to the City Attorney's office for further enforcement action.**

Be advised that there is a reinspection fee (\$269.00 or \$288.00) to recover costs for additional inspection services in accordance with San Diego Municipal Code, Section 13.0103. A bill for this service will be mailed to you immediately following the third (3rd) scheduled inspection.

If you have any questions, please call me at (619) 236-6880.

  
Leslie Sennett  
Land Development Investigator II

LS/ta

cc: File

NC# 207365  
NC# 206436

This information will be made available in alternative formats upon request.

# SACIDO RESIDENCE COASTAL DEVELOPMENT PERMIT LOT LINE ADJUSTMENT PARCEL MAP TITLE SHEET

### DEVELOPMENT PLANS SUMMARY:

- BULLET POINT NARRATIVE:**
1. SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, AND LOT LINE ADJUSTMENT FOR TWO RESIDENTIAL LOTS, GRADING AND ANGLIARY STRUCTURES PROPOSED AS PART OF THIS PERMIT.
  2. STREET ADDRESSES: 901 & 911 SKYLARK DRIVE, LA JOLLA
  3. SITE AREAS: 901 SKYLARK DR.: TOTAL SITE AREA = 0.29 AC (12,567 SQ.FT.); 911 SKYLARK DR.: 0.29 ACRES (12,567 SQ.FT.)
  4. ZONING: RS-1-5 (NO ZONE CHANGE), COASTAL OVERLAY ZONE
  5. COVERAGE DATA:
 

901 SKYLARK DRIVE	911 SKYLARK DRIVE	
FLOOR AREA RATIOS	0.52	0.45
MAX. BUILDING COVERAGE	5,030 SF	17,479 SF
EXISTING COVERAGE	3,995 SF	3,592 SF
PROPOSED ADDITION	1,035 SF	0 SF
TOTAL COVERAGE	3,995 SF	3,592 SF
  6. DENSITY: MAXIMUM UNITS (EA. LOT) ALLOWED PER ZONE = 1; EXISTING UNITS=1; PROPOSED UNITS=1; TOTAL UNITS = 2 (901 SKYLARK DRIVE).
  7. SETBACKS:

	901 SKYLARK DRIVE		911 SKYLARK DRIVE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
FRONT YARD:	12'	12'	12'	12'
SIDE YARDS:				
AVERAGE WIDTH CALCULATION	84'-7"	108'-6"	83'-8"	73'-3"
TOTAL REQUIRED (200%)	169'-11"	217'-6"	167'-6"	146'-6"
SIDE YARD 1:	0'-0"	0'-0"	0'-0"	0'-0"
SIDE YARD 2:	7'-6"	12'-0"	10'-0"	6'-0"
REAR YARD:	28'-0"	28'-0"	28'-0"	28'-0"

- B. BRUSH MANAGEMENT:**
- a. ZONE 1 = NONE
  - b. ZONE 2 = NONE

- PROJECT TEAM:**
1. DEVELOPER/OWNER: AXAPUSCO LLC  
901 SKYLARK DRIVE  
LA JOLLA, CA 92037  
ANTONIO SACCIO
  2. CIVIL ENGINEER: MARK FARRINGTON, RCE 38114  
11679 VA FRIL  
SAN DIEGO, CA 92128  
858-475-9485 (P) (FAX) 858-675-9487  
EMAIL: mark@farringtonengineering.com
  3. LANDSCAPE ARCHITECT: KRIZAN & ASSOCIATES  
11550 DUTTON DRIVE  
LA MESA, CA 91941  
619-517-2885 (P) (FAX) 619-590-2885  
EMAIL: jph@krizanassociates.com
  4. GEOTECHNICAL: TERESA PACIFIC CONSULTANTS, INC  
4010 MORENA BLVD., SUITE 102  
SAN DIEGO, CA 92117  
858-521-1180 (P) (FAX) 858-521-1189  
ATTN: CHRISTOPHER O'HEARN  
EMAIL: cph@terapacific.com
  5. BIOLOGIST: MERKEL & ASSOCIATES, INC  
2424 RUFFIN ROAD  
SAN DIEGO, CA 92123  
858-560-5485 (P) (FAX)  
858-560-7779  
EMAIL: asociates@merkel.com

**PREVIOUS APPROVALS:**  
THIS PROJECT IS BEING RESUBMITTED UNDER A NEW APPLICANT OWNERSHIP. THIS PROJECT AT 911 SKYLARK DRIVE WAS PREVIOUSLY APPROVED UNDER THE APPLICANT NAME FRED HAMMOND. THE FOLLOWING APPROVALS WERE GRANTED BUT HAVE SINCE EXPIRED:  
SDP, NO. 581787, CDP NO. 522547, PROJECT NO. 148999.

**LEGAL DESCRIPTION:**  
LOTS 52 & 53 OF LA JOLLA MESA VISTA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3650 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 20, 1957.

- APNs = 357-461-15,16
- CONSTRUCTION TYPE: SITE DEVELOPMENT PERMIT FOR GRADING, LANDSCAPING, SEWAGED AND MASONRY BLOCK RETAINING WALLS, AND CONSTRUCTION FOR DETACHED ACCESSORY STRUCTURES, ONE EACH LOT
  - ZONING: RS-1-5
  - SITE AREAS: (SEE ABOVE)
  - EXISTING AND PROPOSED USES: EXISTING & PROPOSED SINGLE-FAMILY, DETACHED RESIDENCE

- GENERAL NOTES:**
1. THESE ARE TWO SINGLE FAMILY RESIDENTIAL LOTS.
  2. TOTAL AREA OF LOTS: 901 SKYLARK DR. = 0.29 AC, OR 12,567 SQ.FT.; 911 SKYLARK DR. = 0.29 AC, OR 12,567 SQ. FT.
  3. ZONING IS RS-1-5
  4. GAS & ELECTRIC BY SAN DIEGO GAS & ELECTRIC
  5. TELEPHONE BY SBC
  6. CABLE TV BY THE WARRNER
  7. SEWER & WATER BY CITY OF SAN DIEGO
  8. DRAINAGE AS REQUIRED BY CITY ENGINEER
  9. FIRE BY CITY OF SAN DIEGO
  10. SCHOOL DISTRICTS: SAN DIEGO UNIFIED SCHOOL DISTRICT; BIRD ROCK ELEMENTARY, MARIKLANDS MIDDLE SCHOOL, LA JOLLA HS.
  11. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
  12. CONTOUR INTERVAL IS 2 FEET.
  13. DATUM: CITY BENCHMARK.
  14. SOURCE: 78-DIMENSIONAL ENGINEERING, MAY 7, 2007, UPDATED BY CTE CORP., SEPTEMBER, 2013.
  15. ALL PROPOSED SLOPES ARE 2% OR FLATTER UNLESS OTHERWISE NOTED.
  16. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
  17. LOT DIMENSIONS AND SETBACKS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
  18. SEISMIC ZONES: Z5- UPPER PORTIONS OF THE LOTS; Z3- SLOPING PORTIONS OF THE LOTS

**GRADING DATA**

DISTURBED AREA: 0.29 ACRES	MAX. CUT DEPTH: 9 FT.
GRADED AREA: 0.29 ACRES	MAX. CUT SLOPE RATIO (2:1 MAX.): 2:1
CUT QUANTITIES: 2256 C.Y.S.	MAX. FILL DEPTH: 6 FT.
FILL QUANTITIES: 2166 C.Y.S.	MAX. FILL SLOPE RATIO (2:1 MAX.): 2:1
IMPORT EXCESS: 2256 C.Y.S.	
MASONRY RETAINING WALL LENGTH: 570± FEET	MAX. HEIGHT: 7 FEET
CONC. WALL LENGTH: 140± FEET	MAX. HEIGHT: 6 FEET

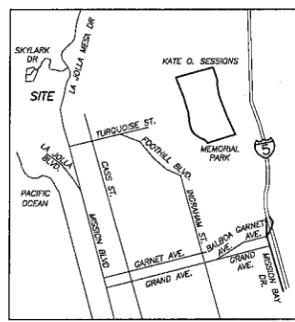
**SITE DEVELOPMENT DATA**

<b>901 SKYLARK DR (LOT 53)</b>	LOT SIZE: 0.29 ACRES
	EXISTING DEVELOPED LAND: 0.20 ACRES
	EXISTING DEVELOPED LAND (%): 68.67
	STEEP HILLSIDE SLOPE AREA: 3,807 SF (30.23%)
	STEEP HILLSIDE SLOPE DISTURBANCE: 1,305 SF
	STEEP HILLSIDE SLOPE DISTURBANCE (%): 34.28
	STEEP HILLSIDE SLOPE UNDISTURBED AREA: 2,502 SF
	STEEP HILLSIDE SLOPE UNDISTURBED (%): 65.72%

**911 SKYLARK DR (LOT 52)**

LOT SIZE: 0.29 ACRES
EXISTING DEVELOPED LAND: 0.23 ACRES
EXISTING DEVELOPED LAND (%): 26.18
STEEP HILLSIDE SLOPE AREA: 25,600 SF (67.43%)
STEEP HILLSIDE SLOPE DISTURBANCE: 4,900 SF
STEEP HILLSIDE SLOPE DISTURBANCE (%): 18.96%
STEEP SLOPE UNDISTURBED AREA: 21,020 SF
STEEP SLOPE UNDISTURBED (%): 81.10%

**STATE HEALTH & SAFETY NOTE**  
STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.



VICINITY MAP  
NO SCALE  
INFORM. FROM: PAGE 1247-43

**SHEET INDEX**

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7 OF 15	C-7 EROSION CONTROL PLAN
8 OF 15	C-8 APPROVED FIRE ACCESS PLAN
9 OF 15	S-1 PRELIMINARY SITE PLAN
10 OF 15	S-2 PROPOSED SITE SECTIONS-901 SKYLARK DRIVE
11 OF 15	S-3 SITE SECTIONS-911 SKYLARK DRIVE
12 OF 15	A-1 PROPOSED GUEST QUARTERS/HABITABLE ACCESSORY BUILDING PLANS-901 SKYLARK DR.
13 OF 15	A-2 PROPOSED PERGOLA PLANS-911 SKYLARK DR.
14 OF 15	L-1 CONCEPTUAL LANDSCAPE PLAN
15 OF 15	L-2 CONCEPTUAL LANDSCAPE NOTES AND LEGEND

**PROJECT DESCRIPTION**  
THE APPLICANT, ANTONIO SACCIO, HAS REQUESTED FARRINGTON ENGINEERING CONSULTANTS, TO HAVE PREPARED AND PROCEEDED THE REQUIRED PLANS AND REPORTS NECESSARY FOR APPROVAL OF A COASTAL DEVELOPMENT PERMIT (CDP) AND SITE DEVELOPMENT PERMIT (SDP). THE CDP SUBMITTAL IS IN RESPONSE TO A NOTICE OF VIOLATION (NOV), DATED AUGUST 16, 2012. THE NOV WAS ISSUED IN RESPONSE TO A COMPLAINT OF UNPERMITTED GRADING ON THE TWO PROPERTIES LOCATED AT 901 AND 911 SKYLARK DRIVE. AN EMERGENCY CDP WAS SUBMITTED TO THE CITY IN MAY 2013, WHICH WAS DENIED BY THE CITY PLANNING DEPARTMENT IN JULY.  
PRIOR TO MR. SACCIO PURCHASING THE TWO ADJACENT PROPERTIES, THE PROPERTY LOCATED 911 SKYLARK DRIVE WAS ISSUED A CDP IN 2008 FOR THE HAMMOND RESIDENCE (PROJECT NO. 148999). NO PRIOR DISCRETIONARY APPROVALS HAVE BEEN GRANTED FOR THE PROPERTY LOCATED AT 901 SKYLARK DRIVE.  
THE APPLICANT, AT THE REQUEST OF THE CITY PLANNING DEPARTMENT IS FILING FOR A CDP AND SDP TO RESOLVE THE CODE VIOLATION COVERING BOTH PROPERTIES (901 & 911 SKYLARK DRIVES). AS PART OF THIS PROCESS, A PARCEL MAP LOT LINE ADJUSTMENT IS BEING REQUESTED TO ALLOW FOR THE CONSTRUCTION OF A SEPARATE GUEST QUARTERS/HABITABLE ACCESSORY STRUCTURE ON LOT 53 FOR S.C.M.C. SECTION 141.0306 AS SHOWN ON THESE PLANS.

**STORM WATER QUALITY NOTES CONSTRUCTION BMP'S**  
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-11 (SDWS NO. CAS010321) <http://www.sandiego.gov/water/wqcb/permits/2001-11.html> AND THE CITY OF SAN DIEGO'S PERMITTING REGULATIONS: <http://www.sandiego.gov/water/wqcb/permits/2001-11.html> (SDP/CDP OBJECT ID: 09601411006443)

- NOTES 1-8 BELLOW RETRIBUTIVE KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
  2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROTECTED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WITH THE PROBABILITY OF RAIN IS 54% OR GREATER.
  3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THIS SITE.
  4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
  5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
  6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**BOUNDARY NOTE**  
THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON FROM RECORD DATA USING A MINIMUM OF TWO TIES TO EXISTING FOUND SURVEY MONUMENTS. A LOT LINE ADJUSTMENT PARCEL MAP IS BEING FILED AS PART OF THIS COASTAL DEVELOPMENT PERMIT PROCESS.

**REFERENCE DRAWINGS**  
MAP 3650

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO:

**STANDARD SPECIFICATIONS**

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

**STANDARD DRAWINGS**

DOCUMENT NO.	DESCRIPTION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

**IMPROVEMENTS STD. DWG. SYMBOL**

IMPROVEMENTS	STD. DWG. SYMBOL
PROPERTY BOUNDARY	-----
LIMITS OF WORK	-----
EXISTING CONTOUR	-----
FINISH GRADE CONTOUR	-----
LIMITS OF GRADING	-----
SPOT ELEVATION (FINISH GRADE)	78.0 FG
FINISH GRADED SLOPE (P.V.T.)	-----
6" NOS CATCH BASIN (OR EQUAL) P.V.T.	-----
6" NOS CATCH BASIN W/ ATRIM GRATE (OR EQUAL) P.V.T.	-----
PRIVATE MASONRY RETAINING WALL (PER SEPARATE PERMIT) (SEE SHEET C-5 FOR DETAILS)	-----
P.V.T. KEYSTONE RETAINING WALL	-----
P.V.T. CATCH BASIN (SIZE NOTED ON PLAN SHEET C-4)	-----
P.V.T. BIO CLEAN WATER POLISHER STORM WATER FILTER	-----
PRIVATE PVC DRAIN PIPE (PVC SCH. 40)	-----
P.V.T. STORM CAPTURE UNIT SC-7-15-5 (OR EQUAL)	-----
PRIVATE PERFORATED PVC DRAIN PIPE (PVC SCH. 40)	-----
PRIVATE 4" PVC SEWER LATERAL	-----

**EXISTING IMPROVEMENTS SYMBOL**

EXISTING IMPROVEMENTS	SYMBOL
EXISTING 10 FT. FLOWN TOPO CONTOUR	-----
EXISTING 2 FT. FLOWN TOPO CONTOUR	-----
EXISTING PALM TREE	-----
EXISTING EUCALYPTUS TREE	-----

**STANDARD NOTES**  
ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.041F. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

**POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS**

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO. 1192110

Q&M RESPONSIBLE PARTY DESIGNEE: AXAPUSCO, LLC

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE METHOD	SERVICE FREQUENCY	SERVICE METHOD
BIO CLEAN WATER POLISHER	2X/YR	8-12 MONTHS	CLEAN/REPLACE FILTERS	THREE YEARLY
EFFICIENT IRRIGATION SYSTEMS	MONTHLY	REPAIR BROKEN VALVES	AS NEEDED	REPLACE
COLORED TRASH RECEPTACLES	2X/YR	CLEAN TRASH AND DEBRIS	AS NEEDED	REPLACE
STORM CAPTURE UNITS (CMP FACILITY)	2X/YR	CLEAN/REPLACE FILTERS	ANNUALLY	REPLACE
HMP FACILITY	2X/YR	MONTHLY	CLEAN/REPLACE FILTERS	ANNUALLY
STORM CAPTURE UNITS (CMP FACILITY)	2X/YR	MONTHLY	CLEAN/REPLACE FILTERS	ANNUALLY

**PREPARED BY:** FARRINGTON ENGINEERING  
NAME: MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE: 11-3-14

ADDRESS: 11679 VA FRIL, SAN DIEGO, CA 92128  
PHONE NO: 858-675-9490

PROJECT ADDRESS: 901 & 911 SKYLARK DR., LA JOLLA, CA 92037

PROJECT NAME: SACCIO RESIDENCE

SHEET NO.: 1 OF 14  
TITLE: TITLE SHEET  
P.T.S. NO.: 348881

**ISSUE DATES**

REVISION 1:	11-23-13
REVISION 2:	01-10-14
REVISION 3:	05-30-14
REVISION 4:	11-3-14
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	
REVISION 9:	
REVISION 10:	

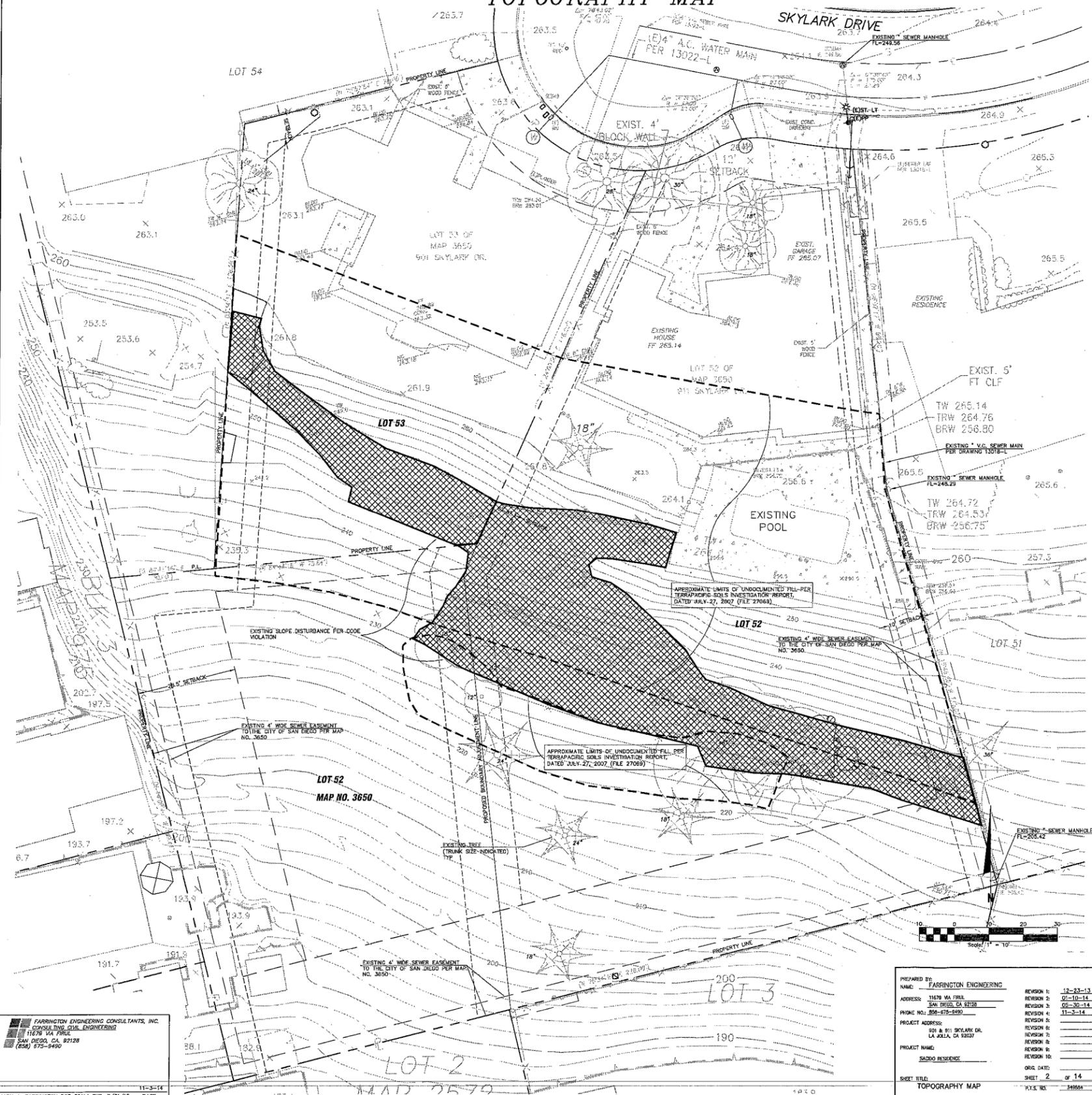
**DRAWN BY:** M.F.  
**PLOT SCALE:** NONE  
**SHEET NUMBER:** C-1  
**SHEET OF:** 14

FARRINGTON ENGINEERING CONSULTANTS  
CONSULTING CIVIL ENGINEERING  
11679 VA FRIL  
SAN DIEGO, CA 92128  
(650) 675-9490



SACIDO RESIDENCE  
TITLE SHEET

# SACIDO RESIDENCE COASTAL DEVELOPMENT PERMIT LOT LINE ADJUSTMENT PARCEL MAP TOPOGRAPHY MAP



FARRINGTON ENGINEERING CONSULTANTS  
CONSULTING CIVIL ENGINEERING  
11678 VIA FIRLE  
SAN DIEGO, CA 92128  
(619) 675-9490



## SACIDO RESIDENCE TOPOGRAPHY MAP

ISSUE DATES

REVISION DATES

DRAWN BY  
PLOT SCALE  
SHEET NUMBER  
**C-2**  
SHEET OF

PREPARED BY:	FARRINGTON ENGINEERING	REVISION 1:	12-23-13
NAME:	FARRINGTON ENGINEERING	REVISION 2:	01-10-14
ADDRESS:	11678 VIA FIRLE SAN DIEGO, CA 92128	REVISION 3:	06-30-14
PHONE NO.:	619-675-9490	REVISION 4:	11-3-14
PROJECT ADDRESS:	810 & 911 SKYLARK DR. LA JOLLA, CA 92037	REVISION 5:	
PROJECT NAME:	SACIDO RESIDENCE	REVISION 6:	
SHEET TITLE:	TOPOGRAPHY MAP	REVISION 7:	
		REVISION 8:	
		REVISION 9:	
		REVISION 10:	
ORIG. DATE:			
SHEET 2	of 14		
P.L.S. NO.:	349884		

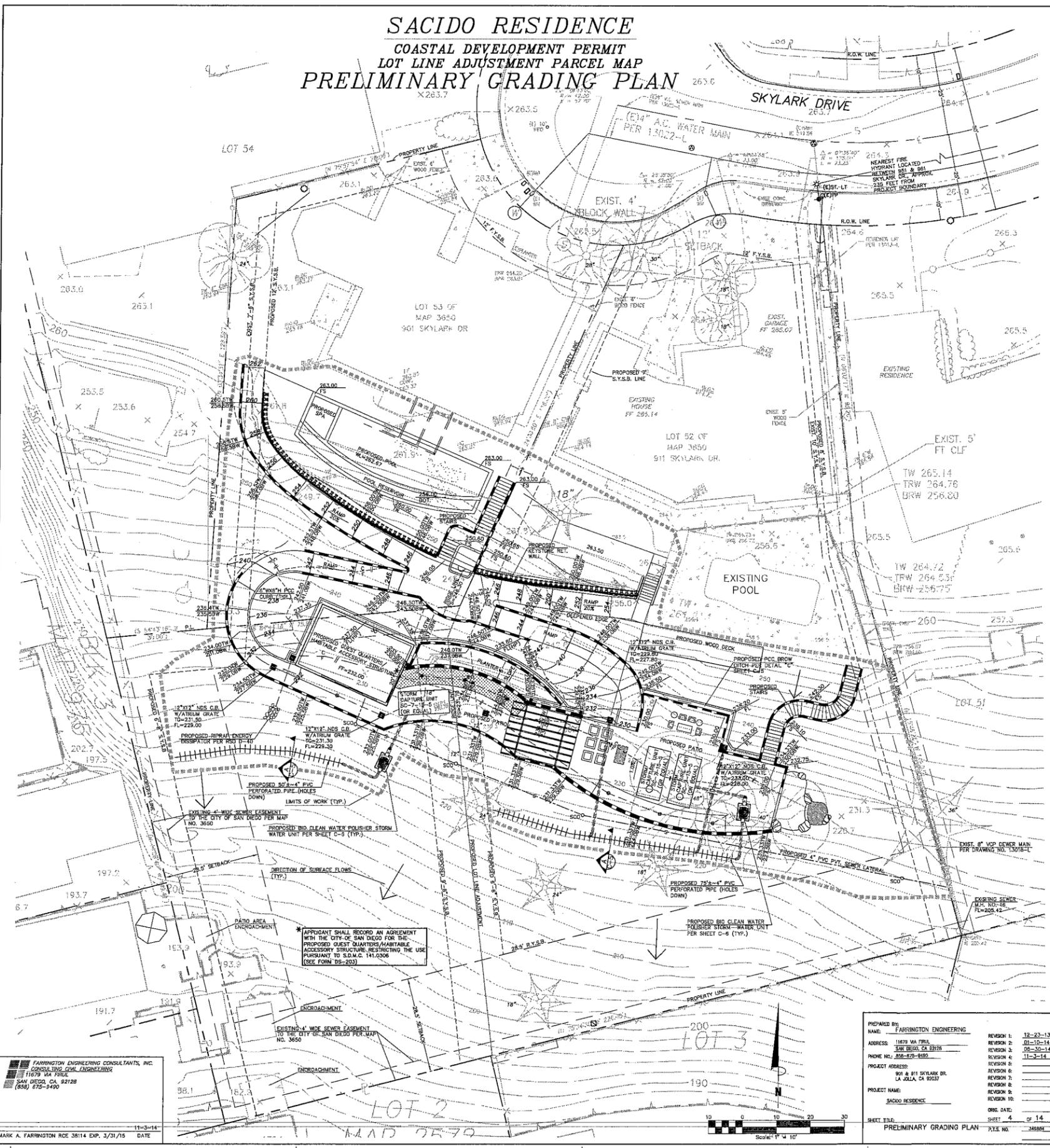
FARRINGTON ENGINEERING CONSULTANTS, INC.  
CONSULTING CIVIL ENGINEERING  
11678 VIA FIRLE  
SAN DIEGO, CA 92128  
(619) 675-9490

# SACIDO RESIDENCE

## COASTAL DEVELOPMENT PERMIT

### LOT LINE ADJUSTMENT PARCEL MAP

# PRELIMINARY GRADING PLAN



\* APPLICANT SHALL RECORD AN AGREEMENT WITH THE CITY OF SAN DIEGO FOR THE PROPOSED GUEST QUARTERS HABITABLE ACCESSORY STRUCTURE, RESTRICTING THE USE PURSUANT TO S.D.A.C. 141.0206 (SEE FORM DS-202)

FARRINGTON ENGINEERING CONSULTANTS, INC.  
CONSULTING CIVIL ENGINEERING  
11679 VA TRAIL  
SAN DIEGO, CA 92128  
(650) 675-9490

PREPARED BY:	FARRINGTON ENGINEERING
NAME:	FARRINGTON ENGINEERING
ADDRESS:	11679 VA TRAIL SAN DIEGO, CA 92128
PHONE NO.:	650-675-9490
PROJECT ADDRESS:	901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME:	SACIDO RESIDENCE
SHEET TITLE:	PRELIMINARY GRADING PLAN
DATE:	11-3-14
SHEET NO.:	4
OF:	14
SCALE:	AS SHOWN
REVISION 1:	11-22-13
REVISION 2:	01-10-14
REVISION 3:	05-30-14
REVISION 4:	11-3-14
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	
REVISION 9:	
REVISION 10:	
ORG. DATE:	
DATE:	

FARRINGTON ENGINEERING CONSULTANTS  
CONSULTING CIVIL ENGINEERING  
11679 VA TRAIL  
SAN DIEGO, CA 92128  
(650) 675-9490



## SACIDO RESIDENCE

### PRELIMINARY GRADING PLAN

ISSUE DATES

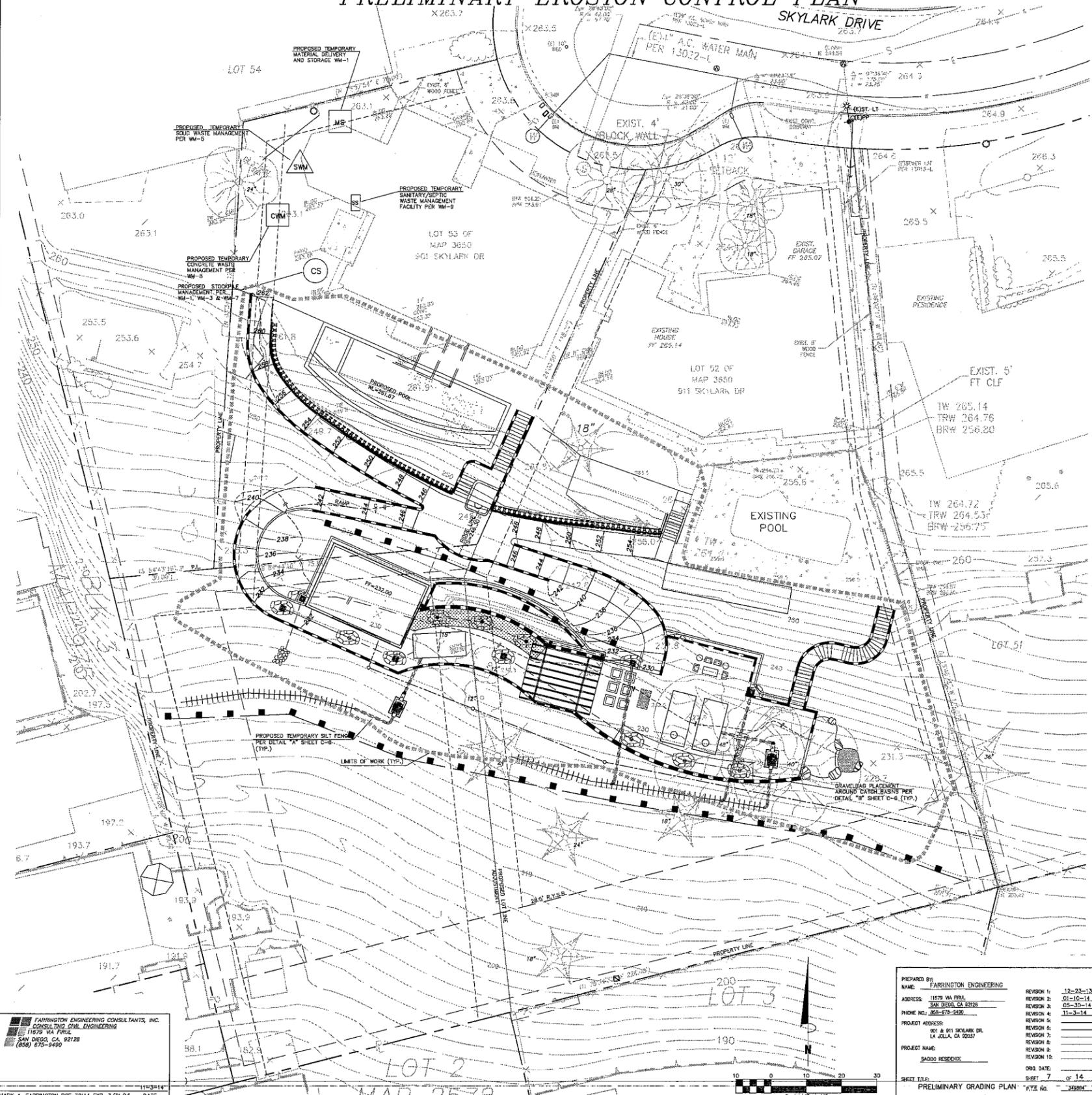
REVISION DATES

DRAWN BY:  
M.F.  
PLOT SCALE:  
NONE  
SHEET NUMBER:  
C-4  
SHEET OF





# SACIDO RESIDENCE COASTAL DEVELOPMENT PERMIT LOT LINE ADJUSTMENT PARCEL MAP PRELIMINARY EROSION CONTROL PLAN



FARRINGTON ENGINEERING CONSULTANTS  
CONSULTING CIVIL ENGINEERING  
11679 VIA FIRLE  
SAN DIEGO, CA 92128  
(619) 475-9400



SACIDO RESIDENCE  
PRELIMINARY EROSION CONTROL PLAN

ISSUE DATES

REVISION DATES

DRAWN BY  
M.A.F.  
PLOT SCALE  
NONE  
SHEET NUMBER

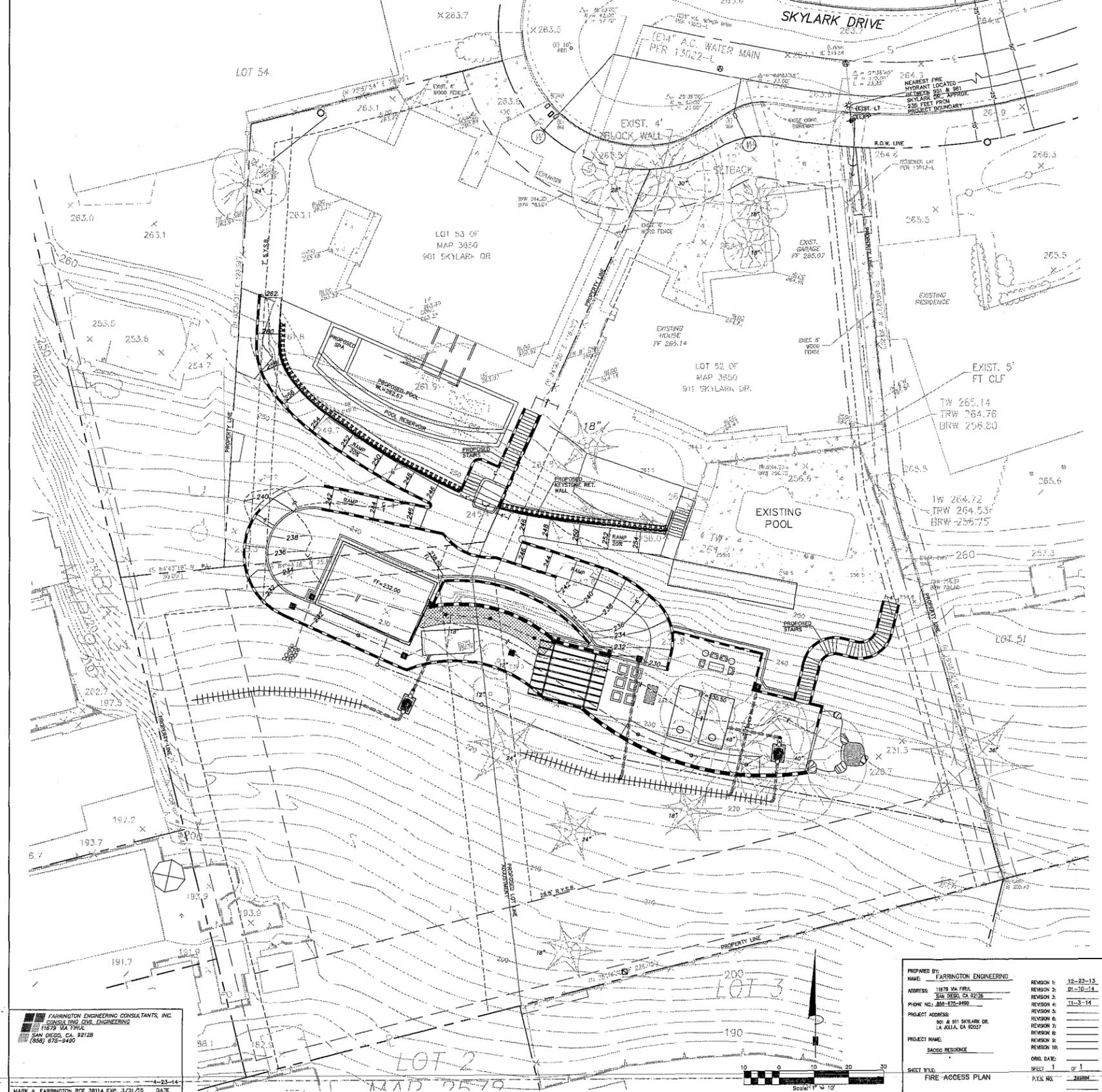
C-7  
SHEET OF

PREPARED BY: NAME: FARRINGTON ENGINEERING	REVISION 1: 12-23-13
ADDRESS: 11679 VIA FIRLE SAN DIEGO, CA 92128	REVISION 2: 01-10-14
PHONE NO.: 619-475-9400	REVISION 3: 05-30-14
PROJECT ADDRESS: 911 & 911 SKYLARK DR. LA JOLLA, CA 92037	REVISION 4: 11-2-14
PROJECT NAME: SACIDO RESIDENCE	REVISION 5: _____
	REVISION 6: _____
	REVISION 7: _____
	REVISION 8: _____
	REVISION 9: _____
	REVISION 10: _____
SHEET TITLE: PRELIMINARY GRADING PLAN	ORG. DATE: _____
	SHEET 7 OF 14
	DATE NO. _____

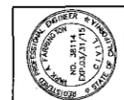
FARRINGTON ENGINEERING CONSULTANTS, INC.  
CONSULTING CIVIL ENGINEERING  
11679 VIA FIRLE  
SAN DIEGO, CA 92128  
(619) 475-9400

MARK A. FARRINGTON RCE 36114 EXP. 3/31/15 DATE

# SACIDO RESIDENCE COASTAL DEVELOPMENT PERMIT PRELIMINARY GRADING PLAN



FARRINGTON ENGINEERING CONSULTANTS  
CONSULTING CIVIL ENGINEERING  
11679 VIA FRUHL  
SAN DIEGO, CA 92128  
(619) 475-4460



## SACIDO RESIDENCE PRELIMINARY GRADING PLAN

ISSUE DATES

REVISION DATES

DRAWN BY  
M.F.  
PLOT SCALE  
NONE  
SHEET NUMBER  
F-1  
SHEET OF

PREPARED BY: NAME: FARRINGTON ENGINEERING	REVISION 1: 12-22-13
ADDRESS: 11679 VIA FRUHL SAN DIEGO, CA 92128	REVISION 2: 01-10-14
PHONE NO.: 619-475-4460	REVISION 3: 11-3-14
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037	REVISION 4: _____
PROJECT NAME: SACIDO RESIDENCE	REVISION 5: _____
SHEET TITLE: FIRE ACCESS PLAN	ORIG. DATE: _____
	SHEET 1 OF 1
	P.L.K. NO.: 34888

FARRINGTON ENGINEERING CONSULTANTS, INC.  
CONSULTING CIVIL ENGINEERING  
11679 VIA FRUHL  
SAN DIEGO, CA 92128  
(619) 475-4460

DATE: 4-23-14  
MARK A. FARRINGTON RCE 38114 EXP. 3/31/15

# SACIDO RESIDENCE PRELIMINARY SITE PLAN

**DEVELOPMENT SUMMARY:**

**BULLET POINT NARRATIVE:**

- SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, AND LOT ADJUSTMENT FOR TWO RESIDENTIAL LOTS, GRADING AND GUEST QUARTERS PROPOSED AS PART OF THIS PERMIT.
- STREET ADDRESS: 901 & 911 SKYLARK DRIVE, LA JOLLA
- ZONING: RS-1-5 (NO ZONE CHANGE, COASTAL OVERLAY ZONE).
- COVERAGE DATA:

	901	911
DIST. GROSS SITE AREA	12,564	30,833
PROP. GROSS SITE AREA	25,464	29,834
MAX. FLOOR AREA RATIO	0.32	0.43
PROPT. FLOOR AREA RATIO	0.27	0.09
PROPT. FLOOR AREA RATIO	0.16	0.16
EXISTING COVERAGE	3,395	3,502
PROPOSED ADDITION	600	0
TOTAL COVERAGE	3,995	3,502

5. DENSITY: MAXIMUM UNITS (901 LOT) ALLOWED PER ZONE = 1; EXISTING UNITS = 1; PROPOSED UNITS = 0; TOTAL UNITS = 1, INCLUDING GUEST QUARTERS.

6. SETBACKS:

- FRONT - RECD. 12', PROPOSED 12'
- SIDE - RECD. 21', PROPOSED 12'
- REAR - RECD. 20', PROPOSED 20.5'

d. PARKING: TOTAL SPACES REQUIRED (3) LA LOT, EXISTING 1A, LOT.

7. BRUSH MANAGEMENT: NOT REQUIRED

**PROJECT TEAM:**

**Developer/Owner:**  
Krisnan Associates LLC  
901 Skylark Dr.  
La Jolla, CA 92037  
Antonio Sacido

**Civil Engineer:**  
Mark Farmington, RCE 36114  
11678 Via Vera  
San Diego, CA 92128  
(619) 675-9490

**Landscape Architect:**  
Krisnan Associates Inc., RLA 2326  
3897 Granite Hills Drive  
Granite Hills, CA 92019  
(619) 517-2865

**Geotechnical:**  
Terra Pacific Consultants, Inc.  
4010 Moreno Blvd., Suite 106  
San Diego, CA 92121  
(619) 517-1930  
ATTN: Christopher O'Brien

\* Applicant shall record an agreement with the city of San Diego for the proposed Guest Quarters/Habitable Accessory Dwellings residing the use pursuant to SDMC 141.0306 (see form DS-203)

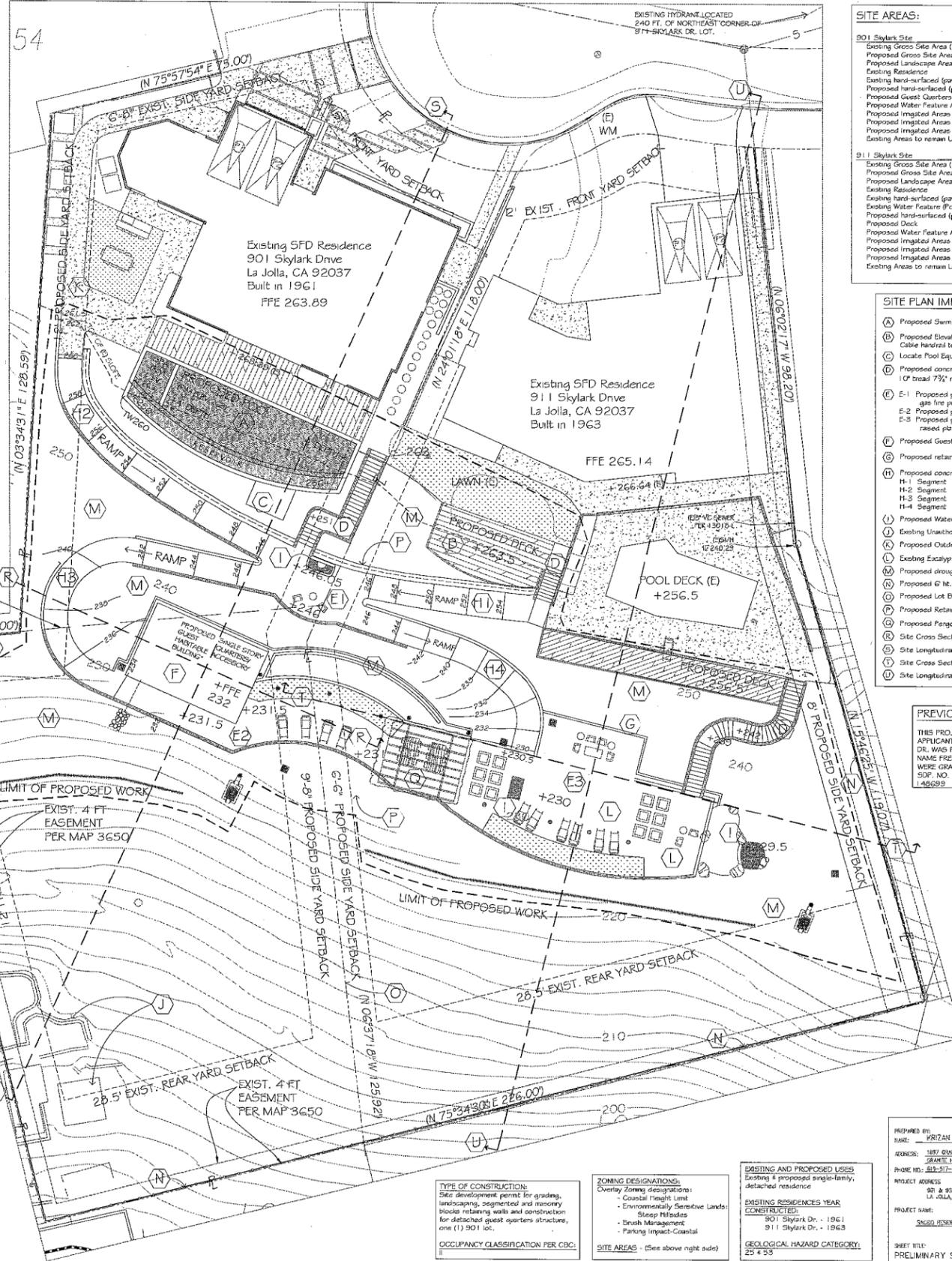
**LEGAL DESCRIPTION:**  
Lots 52 & 53 of La Jolla Mesa Vista, in the city of San Diego State of California, according to map thereof no. 3650 filed in the office of the county recorder of San Diego county, July 20, 1957.

APN: 357-461-1-5  
357-461-1-6

**PROJECT OWNERS:**  
Krisnan Associates LLC  
901 Skylark Dr.  
La Jolla, CA 92037  
Antonio Sacido

**SHEET INDEX:**

- S-1 Preliminary Site Plan
- S-2 Proposed Site Sections 901 Skylark site
- S-3 Proposed Site Sections 911 Skylark site
- A-1 Proposed Guest Quarters Plans 901 Skylark site
- A-2 Proposed Pergola Plan 911 Skylark site
- L-1 Preliminary Landscape Plan
- L-2 Preliminary Landscape Plan Notes and Legends



**SITE AREAS:**

Site Area	Area (Sq. Ft.)
901 Skylark Site	
Existing Gross Site Area (prior to Boundary Adjustment)	12,564 Sq. Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,464 Sq. Ft.
Proposed Landscape Areas	6,045 Sq. Ft.
Existing Residence	3,396 Sq. Ft.
Existing hard-surfaced (paved) Area (non-structure)	1,028 Sq. Ft.
Proposed hard-surfaced (paved) Area only (non-structure)	3,560 Sq. Ft.
Proposed Guest Quarters/Habitable Accessory Bldg.	600 Sq. Ft.
Proposed Water Feature Areas (<15% total Landscape Area)	202 Sq. Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	334 Sq. Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	4,764 Sq. Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	947 Sq. Ft.
Existing Areas to remain Undisturbed	10,015 Sq. Ft.
911 Skylark Site	
Existing Gross Site Area (prior to Boundary Adjustment)	30,833 Sq. Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,834 Sq. Ft.
Proposed Landscape Areas	6,709 Sq. Ft.
Existing Residence	3,502 Sq. Ft.
Existing hard-surfaced (paved) Area (non-structure)	5,117 Sq. Ft.
Existing Water Feature (Pool)	527 Sq. Ft.
Proposed hard-surfaced (paved) Area only (non-structure)	3,789 Sq. Ft.
Proposed Deck	411 Sq. Ft.
Proposed Water Feature Areas (<15% total Landscape Area)	202 Sq. Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	205 Sq. Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	6,734 Sq. Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	770 Sq. Ft.
Existing Areas to remain Undisturbed	7,968 Sq. Ft.

- SITE PLAN IMPROVEMENTS LEGEND**
- (A) Proposed Swimming Pool and Spa with vanishing edge structure.
  - (B) Proposed Elevated View Deck at Elevation shown - 395' Sft. Cable handrail to match existing.
  - (C) Local Pool Equipment
  - (D) Proposed concrete staircase with Handrails - 1'0" tread 7 1/2" riser typical
  - (E-1) Proposed paving area as shown with water feature and gas fire pit
  - (E-2) Proposed paving area as shown with Pergola
  - (E-3) Proposed paving area as shown with water features and raised plantings
  - (F) Proposed Guest Quarters on 901 lot - less than 700 Sq. Ft.
  - (G) Proposed retaining wall
  - (H) Proposed concrete ramps as shown
    - H-1 Segment
    - H-2 Segment
    - H-3 Segment
    - H-4 Segment
  - (I) Proposed Water Features
  - (J) Existing Unauthorized Improvements To Be Removed
  - (K) Proposed Outdoor BBQ Gas Grill
  - (L) Existing Eucalyptus - To be removed
  - (M) Proposed drought tolerant erosion control plantings - Typical
  - (N) Proposed 6" N. Fence at Property Line
  - (O) Proposed Lot Boundary Adjustment
  - (P) Proposed Retaining Wall - See Also Grading Plans
  - (Q) Proposed Pergola - 300 Sq. Ft.
  - (R) Site Cross Section See Sheet S-2
  - (S) Site Longitudinal Section See Sheet S-2
  - (T) Site Cross Section See Sheet S-3
  - (U) Site Longitudinal Section See Sheet S-3

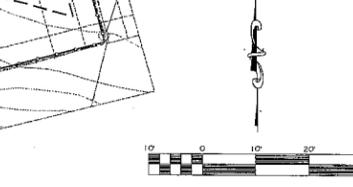
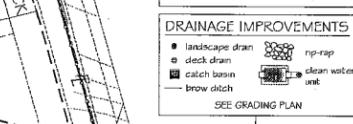
**PREVIOUS APPROVALS:**

THIS PROJECT IS BEING RESUBMITTED UNDER A NEW APPLICANT OWNERSHIP. THIS PROJECT AT 911 SKYLARK DR. WAS PREVIOUSLY APPROVED UNDER THE APPLICANT NAME FRED HAMMOND. THE FOLLOWING APPROVALS WERE OBTAINED:

SDMC NO. 581787, CDP NO. 523547, PROJECT NO. 148699

**NOTES:**

- NO EXISTING / PROPOSED BUS STOPS
- NO EXISTING HYDRANTS
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY #00-6 (JPG 901.4-4)



**PREPARED BY:** KRIZAN ASSOCIATES

**ADDRESS:** 1897 GRANITE HILLS DR., GRANITE HILLS, CA 92037

**PHONE NO.:** 619-517-2865

**PROJECT ADDRESS:** 901 & 911 SKYLARK DR., LA JOLLA, CA 92037

**PROJECT NAME:** SACIDO RESIDENCE

**EXISTING AND PROPOSED USES:** Existing & proposed single-family, detached residence

**EXISTING RESIDENCES YEAR CONSTRUCTED:** 901 Skylark Dr. - 1961, 911 Skylark Dr. - 1963

**GEOLOGICAL HAZARD CATEGORY:** 25 & 53

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	5-30-14	
2	7-2-14	
3		
4		
5		
6		
7		
8		
9		
10		

**DATE:** 5-30-14

**REVISION 1:** 5-30-14

**REVISION 2:** 7-2-14

**REVISION 3:**

**REVISION 4:**

**REVISION 5:**

**REVISION 6:**

**REVISION 7:**

**REVISION 8:**

**REVISION 9:**

**REVISION 10:**

**DATE:**

**SHEET:** 5 OF 15

**P.L.S. NO.:** 332523

**KRIZAN ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
PLANNING AND URBAN DESIGN

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**PLANS PREPARED BY:**

**SACIDO RESIDENCE**  
901 & 911 Skylark Drive  
La Jolla, CA 92037

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	May 30, 2014	
2	July 21, 2014	
3	August 19, 2014	RGs
4	November 3, 2014	

**SUBMITTAL DATE:** DEC. 23, 2013

**DATE:** DEC. 23, 2013

**REVISION BY:** J.K./A.K.

**REVISION BY:**

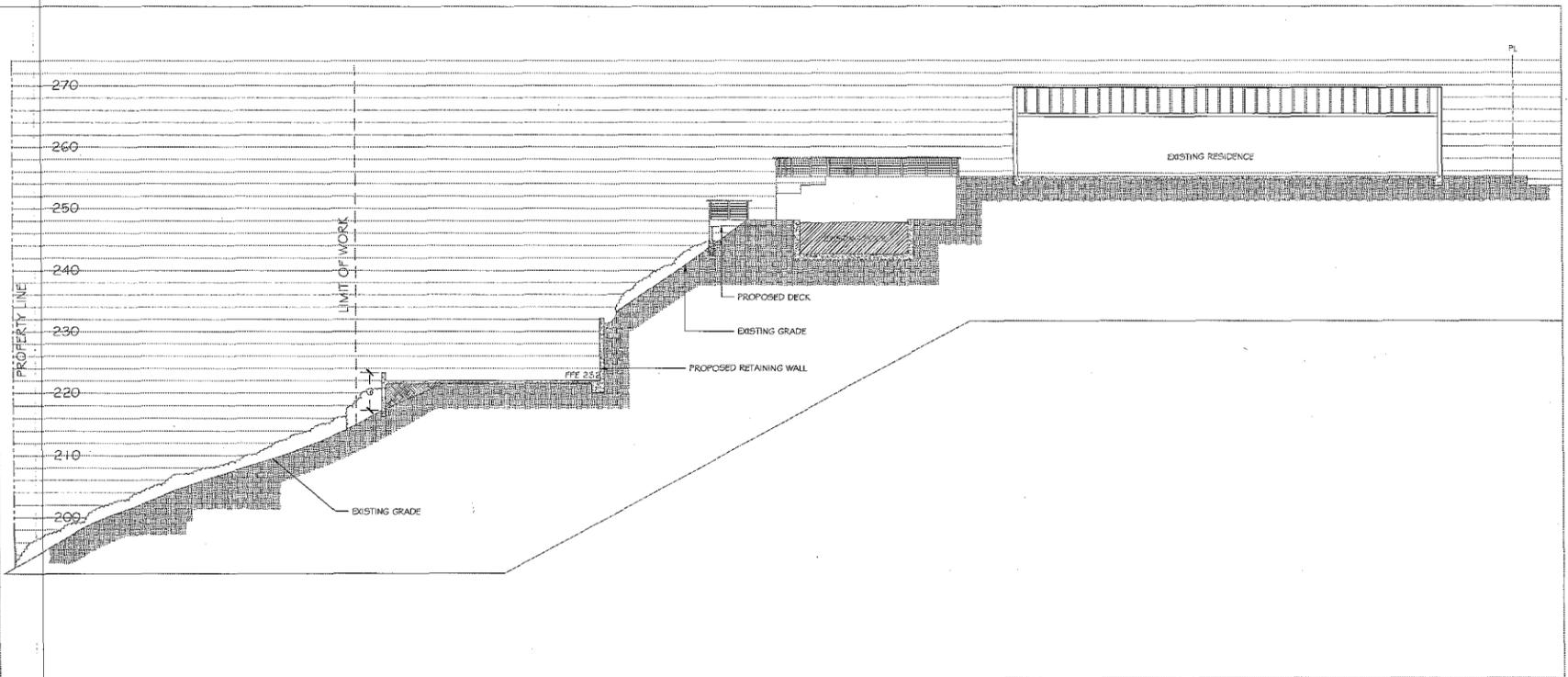
**PROJECT NO.:** RJ 8790

**PRELIMINARY SITE PLAN**

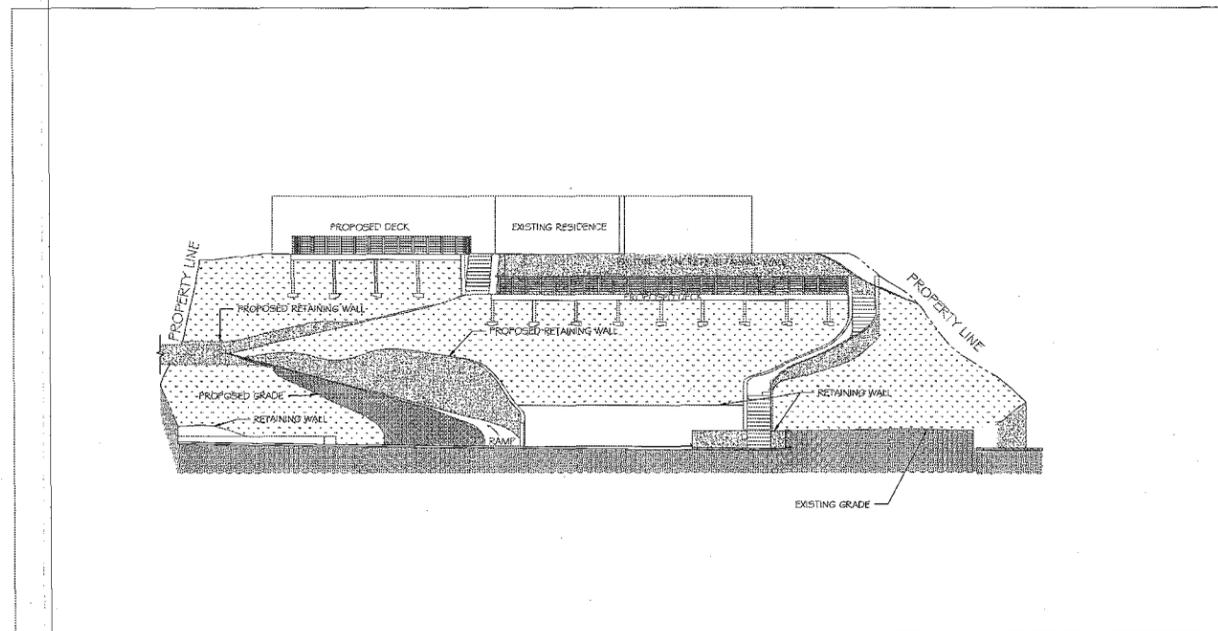
**SHEET NO. 5-1**



SACIDO RESIDENCE  
PROPOSED SITE SECTIONS  
911 SKYLARK DR.



**T** SITE LONGITUDINAL SECTION  
SCALE 1/8" = 1'-0"



**U** SITE CROSS SECTION  
SCALE 1/8" = 1'-0"

PREPARED BY:	KRIZAN ASSOCIATES	REVISION 1:	5-28-14
NAME:	1877 GRANITE HILLS DRIVE	REVISION 2:	11-2-14
ADDRESS:	GRANITE HILLS, CA 92019	REVISION 3:	
PHONE NO.:	619-517-2855	REVISION 4:	
PROJECT ADDRESS:	911 SKYLARK DR.	REVISION 5:	
	LA JOLLA, CA 92037	REVISION 6:	
PROJECT NAME:	SACIDO RESIDENCE	REVISION 7:	
		REVISION 8:	
		REVISION 9:	
		REVISION 10:	
SHEET NO.:	11	OF 15	
PROPOSED SITE SECTIONS	P.T.S. NO.	223243	
911 SKYLARK DR.			

KRIZAN ASSOCIATES  
LANDSCAPE ARCHITECTURE  
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PLANS PREPARED BY:



SACIDO RESIDENCE

911 Skylark Drive  
La Jolla, CA 92037

REVISIONS: DATE:

MAY 20, 2014  
AUG. 19, 2014  
November 3, 2014

SUBMITAL DATE: DEC. 23, 2013

DRAWN BY: J.K. / A.K.

PROJECT NO. R15750

SITE SECTIONS

911 SKYLARK DR.

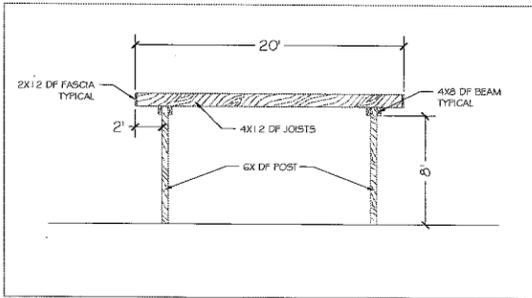
SHEET NO.

S-3



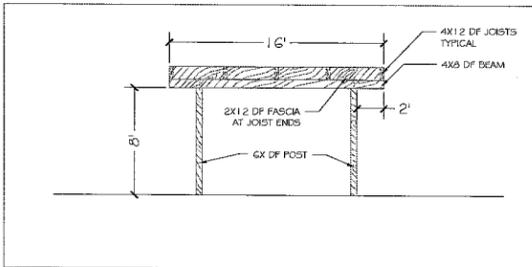
SACIDO RESIDENCE  
PROPOSED PERGOLA PLANS

911 SKYLARK DR.



PERGOLA SOUTH AND NORTH ELEVATION

SCALE 1/4" = 1'-0"



PERGOLA EAST AND WEST ELEVATION

SCALE 1/4" = 1'-0"

PREPARED BY:	KRIZAN ASSOCIATES	REVISION 1:	5-26-14
NAME:	KRIZAN ASSOCIATES	REVISION 2:	11-2-14
ADDRESS:	1097 GRANITE HILLS DRIVE	REVISION 3:	
	GRANITE HILLS, CA 92037	REVISION 4:	
PHONE NO.:	951-517-2885	REVISION 5:	
PROJECT ADDRESS:	911 SKYLARK DR.	REVISION 6:	
	LA JOLLA, CA 92037	REVISION 7:	
PROJECT NAME:	SACIDO RESIDENCE	REVISION 8:	
		REVISION 9:	
		REVISION 10:	
SHEET NO.:	911 SKYLARK DR.	DATE:	
	PERGOLA PLAN	P.T.S. NO.:	323923

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PLANS PREPARED BY:



SACIDO RESIDENCE

911 Skylark Drive  
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REVISIONS: DATE:

MAY 30, 2014  
JULY 21, 2014  
August 19, 2014 (SC)  
November 3, 2014

SUBMITTAL DATE: DEC. 23, 2013

DRAWN BY: J.K. / A.K.  
REVISED BY:

PROJECT NO. R1 5750

PROPOSED PERGOLA PLANS

911 SKYLARK DR.

SHEET NO.

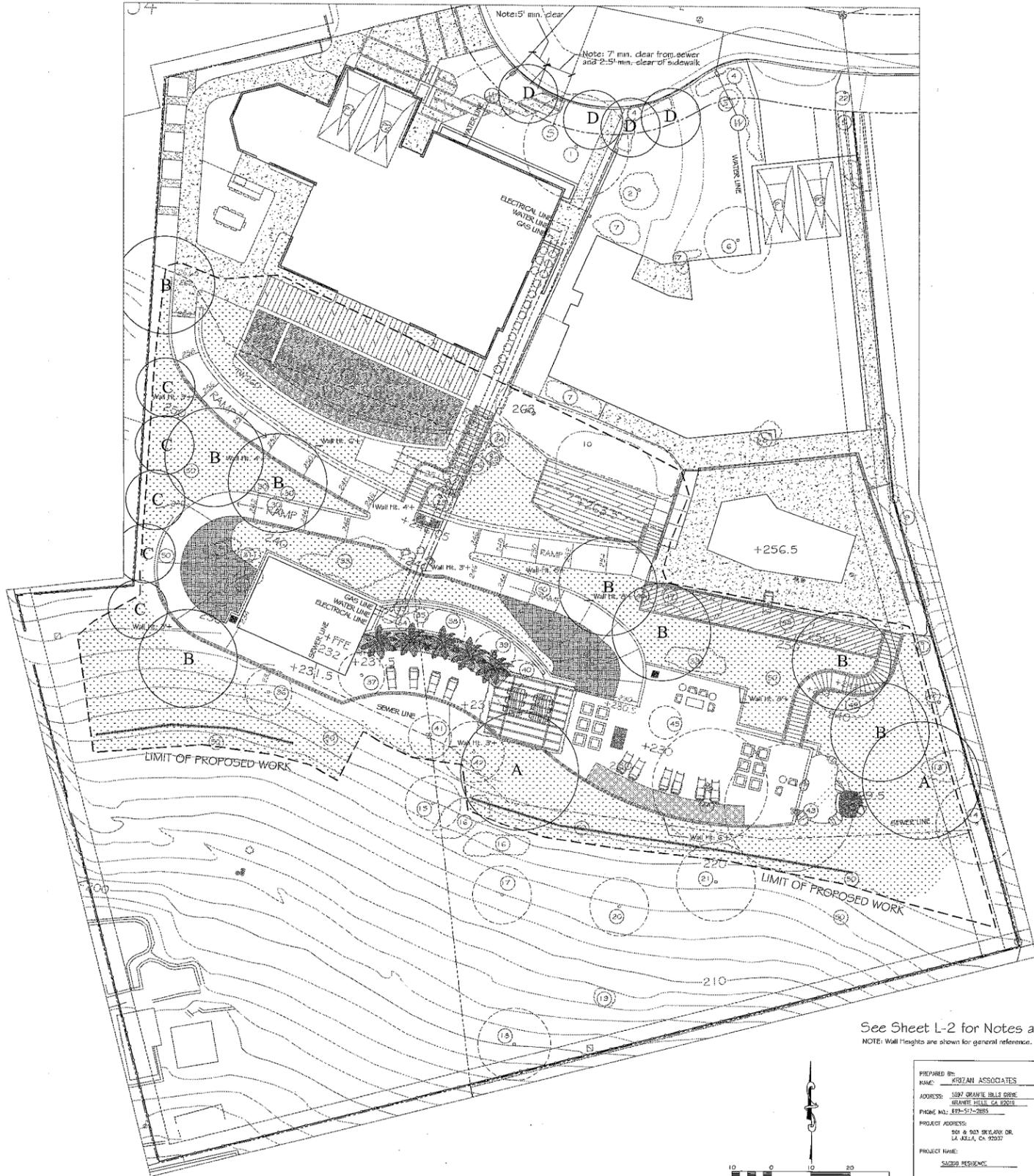
A-2

SACIDO RESIDENCE

CONCEPTUAL LANDSCAPE PLAN

Revegetation Plan

Erosion Control Plan



See Sheet L-2 for Notes and Legends

NOTE: Wall Heights are shown for general reference. See Grading Plan for Wall Heights.

PREPARED BY: KRIZAN ASSOCIATES	REVISION 1: 5-28-14
NAME: KRIZAN ASSOCIATES	REVISION 2: 11-2-14
ADDRESS: 1497 GRANITE HILLS DRIVE GRANITE HILLS, CA 92012	REVISION 3: 11-2-14
PHONE NO.: 651-512-2885	REVISION 4: 11-2-14
PROJECT ADDRESS: 501 & 503 SKYLARK DR. LA JOLLA, CA 92037	REVISION 5: 11-2-14
PROJECT NAME: SACIDO RESIDENCE	REVISION 6: 11-2-14
	REVISION 7: 11-2-14
	REVISION 8: 11-2-14
	REVISION 9: 11-2-14
	REVISION 10: 11-2-14
SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN	DATE: 11-2-14
	PLOT NO.: 320023

KRIZAN ASSOCIATES  
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PLANNING AND DESIGN

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PLANS PREPARED BY:



SACIDO RESIDENCE

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REVISIONS:	DATE:
MAY 20, 2014	
JULY 22, 2014	
November 3, 2014	
November 24, 2014	

SUBMITTAL DATE: DEC. 23, 2013

DRAWN BY: J.K./A.K.

PROJECT NO.: R13750

CONCEPTUAL LANDSCAPE PLAN

SHEET NO.

L-1

# SACIDO RESIDENCE

## CONCEPTUAL LANDSCAPE PLAN

### IRRIGATION CONCEPT

The Project falls into the Coastal Classification in the California Irrigation Management System (CIMS) zone and water use calculations would use the 46.4 (T) Evapotranspiration Rate as anticipated to have an annual 46.4 average. Supplemental irrigation system will be below-grade piped utilizing the latest low water use technologies, an automated Water Smart controller, automatic Rain Shut-Off device, and low precipitation rotor sprinklers among other technologies. Project to use existing water meters. The Owner will be provided with a detailed Irrigation System Maintenance Manual that will cover steps for maintaining the irrigation system including steps to monitor for leaks and overspray, repairs anticipated for broken equipment, a detailed Irrigation Controller Schedule and strategies for seasonal adjustments to eliminate over-watering.

The Plant Materials will be selected from the Proposed Palette to have similar water use requirements such that the Water-Use calculations are formatted into appropriate Hydrozones of material.

The Proposal is for an industry standard one (1) year establishment period after which the plant materials are to have their water use requirements reduced for supplemental irrigation. Once establishment is achieved the plant materials are anticipated to grow with only natural moisture such as rainfall and coastal fog conditions.

### LANDSCAPE CONCEPT

The Landscapes Concept for the Proposed Improvement represents a highly technical approach in low water usage and plant materials selection to create a delightful landscape setting appropriate for the stunning coastal site that will blend the improvements seamlessly into the fabric of the iconic La Jolla Landscape. The Objective will be to create a Mediterranean-like hillside park-like setting that manages any negative impacts and enhances and improves the sensitive coastal scenery and exceptional environmental location, relative to the panorama of both off-site and on-site views and the microclimate and unique Southern California site.

The Plant Materials have been selected for low water requirements, capacity for vigorous growth in the coastal zone and the ability to naturalize to the site conditions and the intended use.

Plants have been categorized for their inherent qualities and proposed for use as appropriate needs dictate that call for low water requirements overall, and in reestablishment/erosion control areas a high soil stabilization characteristic, (deep growing and high dispersion of root systems) and in the Drip Measurement Zone One a low line (grain resistant, minimal amount of flammable resins and low combustibility, low fuel volume) character. Plants have also been selected for the lack of invasive characteristics. Additional site currently contains numerous individuals that are highly invasive and the proposal is for those individuals to be removed and replaced with more appropriate materials.

### NOTES:

- All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
- MINIMUM TREE SEPARATION DISTANCE:
  - Traffic Signals / Stop Signs - 20ft.
  - Intersecting utility lines - 5ft. (10 ft. for sewer)
  - Above ground utility structures - 10ft.
  - Drainage (entire) - 10ft.
  - Intersections (intersecting curb lines of two streets) - 25ft.
- All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-041F and in accordance with the standards in the San Diego Municipal Code, Section 142.0411. All required revegetation and erosion control shall be completed within 90 calendar days of the completion of grading or disturbance.
- Maintenance: All required landscape areas shall be maintained by the Property owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Property owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Dead or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- A minimum root zone of 40 sq. ft. area shall be provided for all trees. The minimum dimension for this area shall be 5 ft. per SDMG 142.0403(d)(5).
- Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
  - A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
  - Stakepinning, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
  - A tree walking schedule will be maintained and documented during construction.
  - All damaged trees will be replaced with one of equal or greater size.
- Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring revegetation per SDMG 142.0411.
- If any required landscape indicated on the approved construction document plan is damaged or removed during demolition or construction it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

Water Use	Low	Moderate	High	ETWU	MAWA				
301 Skylark Dr.	6,045	847	271	4,772	5,409	334	302	116,823	121,913
811 Skylark Dr.	6,709	770	220	5,754	4,076	205	234	130,905	135,103

### Sacido Residence Plant Material Legend

Symbol / Description	Botanical Name	Common Name	Remarks
Canopy Form			24" box (100%min.) or larger
Specimen Trees (30%+lt. 40"+ spread)			
(A)	Ficus Rubiginosa	Rusty Leaf Fig Tree	
	Juglans California	California Walnut	
Flowering Accent and Identity Trees (25"+lt. 25"+ spread)			24" box (100%min.) or larger
(B)	Chitalpa Tashkentensis	Chitalpa Tree	
	Grossia Spicosa	Silk Bloss Tree	
	Ficus edulis	Edible Fig	
	Spathodea campanulata	African Tulip Tree	
	Tabebuia Impatiensoides	Ipe Tree	
Vertical Form			
Spatial Definition			15 gallon (50% 24" box (50%min.) or larger)
(C)	Archontophoenix cunninghamiana	King Palm	
	Arecastrum norense/affum	Queen Palm	
	Eucalyptus decolor	N.C.N.	
	Marthala hildebrandiana	N.C.N.	
	Pinus Caroliniana	Carolina Cherry	
	Pinus icilifolia	Holly leaf Cherry	
Proposed Street Tree (25"+lt. 20"+ spread)			24" box
(D)	Archontophoenix cunninghamiana	King Palm	
	Arecastrum norense/affum	Queen Palm	
Large Scale Planting Definition Shrub Plantings			60% 5 gal. 40% 15 gal.
(E)	Arbutus unedo	Strawberry tree	
	Callitriche heterosepala	Pink Powder Puff	
	Cercis occidentalis	Western Redbud	
	Retezodes arbutifolia	Toyon	
	Rhamnus californica	Coffeberry	
Small Scale Identity Accent Shrub and			100% G.C. Plants @ 12" D.C.
(F)	Agave spp.	Agave	75% 1 gal. 25% 5gal.
	Anemone/hibiscus	Cats Paw	
	Bougainvillea spp.	Bougainvillea	
	Callitriche heterosepala	Callitriche	
	Colts foot	Colts foot	
	Coreopsis	Coreopsis	
	Delonix regia	Delonix	
	Dracaena fragrans	Dracaena	
	Eucalyptus	Eucalyptus	
	Euonymus	Euonymus	
	Geranium	Geranium	
	Hebe	Hebe	
	Hydrangea	Hydrangea	
	Impatiens	Impatiens	
	Juniper	Juniper	
	Lantana	Lantana	
	Leucosiphon	Leucosiphon	
	Lythrum	Lythrum	
	Manisotium	Manisotium	
	Marthala	Marthala	
	Myrica	Myrica	
	Nerium	Nerium	
	Philadelphus	Philadelphus	
	Platanus	Platanus	
	Quercus	Quercus	
	Rosa	Rosa	
	Saxifraga	Saxifraga	
	Senecio	Senecio	
	Stachys	Stachys	
	Thymus	Thymus	
	Verbena	Verbena	
	Yucca	Yucca	
	Zinnia	Zinnia	

### Drought Tolerant Slope Erosion Control and Revegetation Plantings

Symbol	Botanical Name	Common Name	Height	Width	Caliper
Existing to Remain					
1	Melaleuca quinquenervia	Cajuput tree	20'	22"	1 3/4"
2	Trachycarpus fortunei	Windmill Palm	6'	6"	1 1/2"
3	Archontophoenix cunninghamiana	King Palm	8'	3'	4", 5"
4	Rosmarinus officinalis	Rosemary	18"	4"	2"
5	Juncus effusus	Shrub juniper	4'	2"	2"
6	Arbutus unedo	Strawberry tree	8'	4"	2"
7	Euphorbia tirucalli	Pencil cactus	18"	18"	2"
8	Drumstick candelabra	Angel's trumpet	4'	4"	2"
9	Viburnum	Grape vine	6'	20"	2"
10	Poa pratensis	Lawn	n.a.	n.a.	n.a.
11	Podocarpus gracilior	Yew pine	6'	2"	1"
12	Acacia longifolia	Sydney golden wattle	16'	6"	3"
13	Rhus integrifolia	Lemonade berry	6'	12"	5"
14	Pinus pinea	Italian stone pine	25'	40"	26"
15	Pinus halepensis	Aleppo pine	14'	30"	24"
16	Carpobrotus edulis	Tatsoletto fig	n.a.	n.a.	n.a.
17	Pinus halepensis	Aleppo pine	12'	16"	14"
18	Acacia saligna	Sydney wattle	8'	10"	3"
19	Callitriche heterosepala	Jade plant	4'	4"	4"
20	Rhus integrifolia	Lemonade berry	5'	4"	2"
21	Pinus halepensis	Aleppo pine	22'	24"	17"
Existing to be Removed					
22	Juncus torulosa	Hollywood juniper	8'	6"	4"
23	Callitriche heterosepala	Bay lily duster	6'	6"	1-1/2"
24	Acacia longifolia	Sydney golden wattle	4'	4"	1-1/2"
25	Acacia longifolia	Sydney golden wattle	5'	4"	1-1/2"
26	Acacia longifolia	Sydney golden wattle	4'	5"	1-1/2"
27	Rhus integrifolia	Lemonade berry	5'	4"	1-1/2"
28	Rhus integrifolia	Lemonade berry	4'	4"	1-1/2"
29	Acacia longifolia	Sydney golden wattle	8'	15"	2-1/2"
30	Callitriche heterosepala	Bay lily duster	16"	12"	1-1/2"
31	non-native grasses	grass	n.a.	n.a.	n.a.
32	Drosera rotundifolia	Rosea ice plant	n.a.	n.a.	n.a.
33	Carpobrotus edulis	Hot tented fig	n.a.	n.a.	n.a.
34	Rhus integrifolia	Lemonade berry	2'	3"	1"
35	Rhus integrifolia	Lemonade berry	3'	3"	1"
36	Pinus halepensis	Aleppo pine	24'	16"	12"
37	Eucalyptus sideroxylois	Red nonbark	16'	12"	8"
38	Eucalyptus sideroxylois	Red nonbark	20'	14"	9"
39	Eucalyptus sideroxylois	Red nonbark	20'	18"	6", 12"
40	Eucalyptus sideroxylois	Red nonbark	18'	16"	8", 9"
41	Eucalyptus sideroxylois	Red nonbark	25'	20"	4", 8", 9"
42	Eucalyptus sideroxylois	Red nonbark	25'	14"	10"
43	Eucalyptus sideroxylois	Red nonbark	22'	24"	4", 8", 9", 10", 10", 11"
44	Eucalyptus sideroxylois	Red nonbark	25'	20"	8", 9", 10", 11", 12", 13"
45	Eucalyptus sideroxylois	Red nonbark	5'	5"	4"
46	Rhus integrifolia	Lemonade berry	2'	3"	1"
47	Convolvulus invernae	Wild morning glory	12"	12"	1"
48	Rhus integrifolia	Lemonade berry	2'	2"	1"
49	Penstemon setaceum	Fourtan grass	n.a.	n.a.	n.a.
50	non-native grasses and >75% bare soil				

### SITE AREAS:

Site Area	Area (Sq. Ft.)
801 Skylark Site	
Existing Gross Site Area (prior to Boundary Adjustment)	12,564 Sq. Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,464 Sq. Ft.
Proposed Landscape Area	6,045 Sq. Ft.
Existing Residence	3,396 Sq. Ft.
Existing hard-surfaced (paved) Area (non-structure)	1,026 Sq. Ft.
Proposed hard-surfaced (paved) Area only (non-structure)	3,560 Sq. Ft.
Proposed Accessory Building	600 Sq. Ft.
Proposed Water Feature Areas (< 15% total Landscape Area)	821 Sq. Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	334 Sq. Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	4,772 Sq. Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	947 Sq. Ft.
Existing Areas to remain Undisturbed	10,015 Sq. Ft.
811 Skylark Site	
Existing Gross Site Area (prior to Boundary Adjustment)	36,833 Sq. Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,034 Sq. Ft.
Proposed Landscape Area	6,709 Sq. Ft.
Existing Residence	3,582 Sq. Ft.
Existing hard-surfaced (paved) Area (non-structure)	3,117 Sq. Ft.
Existing Water Feature (Pool)	327 Sq. Ft.
Proposed hard-surfaced (paved) Area only (non-structure)	3,289 Sq. Ft.
Proposed Accessory Building	less than 700 Sq. Ft.
Proposed Deck	411 Sq. Ft.
Proposed Water Feature Areas (< 15% total Landscape Area)	205 Sq. Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	205 Sq. Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	5,734 Sq. Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	770 Sq. Ft.
Existing Areas to remain Undisturbed	7,966 Sq. Ft.

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REVISIONS: DATE:

MAY 20, 2014  
JULY 29, 2014  
November 3, 2014

SUBMITTAL DATE: DEC. 25, 2013

DRAWN BY: J.K./A.K.

PROJECT NO. R13750

CONCEPTUAL LANDSCAPE NOTES and LEGEND

SHEET NO.

L-2

PREPARED BY:	DATE:	REVISION 1:
KRIZAN ASSOCIATES	2-20-14	
1437 GRANITE HILLS DRIVE	3-2-14	
GRANITE HILLS, CA 92018		
PHONE NO. 619-517-2605		
PROJECT ADDRESS:		
901 & 911 SKYLARK DR.		
LA JOLLA, CA 92037		
PROJECT NAME:		
SACIDO RESIDENCE		
SHEET TITLE:	DATE:	BY:
LANDSCAPE NOTES and LEGEND		
P.T.S. NO.	DATE:	BY:

HEARING OFFICER RESOLUTION NO.  
COASTAL DEVELOPMENT PERMIT NO. 1239886 and  
SITE DEVELOPMENT PERMIT NO. 1239890  
**SACIDO CDP/SDP PROJECT NO. 349884**

WHEREAS, AXAPUSCO, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1147735 and 1147734), on portions of a 0.46 acre site;

WHEREAS, the project sites located at 901 and 911 Skylark Drive, 0.29 acre and 0.89 acre respectively, in the RS-1-5 zone of the La Jolla Community Plan;

WHEREAS, the project sites are legally described as Lot 53 and 52 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957;

WHEREAS, on **V13 - DATE**, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated **V19 - DATE**.

FINDINGS:

**Site Development Permit - Section 126.0504**

**A. Findings for all Site Development Permits**

- 1. The proposed development will not adversely affect the applicable land use plan.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

The adopted La Jolla Community Plan designates this site for residential use and the Project is consistent with this use. The Project as proposed conforms to a number of goals included in the Residential Element of the La Jolla Community Plan (adopted 2004). These goals include:

- Provide a high quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space.
- Promote the development of a variety of housing types and styles in La Jolla.
- Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs

in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures

The Project is designed to exemplify high quality residential architecture that will promote and support the high quality residential environment in La Jolla and will respect the relationship to the hillside where the proposed Project is located. Furthermore, the Project will create a harmonious visual relationship to exist between the bulk and scale of new and older structures by being within the range of bulk and scale of the other surrounding high quality single family residential homes.

The Design Principle section of the La Jolla Community Plan states: “ Within the limitations implied above, originality and diversity in architecture are encouraged. The theme ‘unity with variety’ shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.” The Project will be harmonious with many of the newer homes in the surrounding community.

According to the Community Character section of the Residential Element: “Single dwelling unit residential development in La Jolla covers a spectrum of densities and architectural styles and expressions. One of the more critical issues associated with single dwelling unit development is the relationship between the bulk and scale of infill development to existing single dwelling units. New construction of single dwelling unit homes have tended to be larger in size than the traditional development in some neighborhoods.”

The Project will create a development compatible with the existing residential scale of the surrounding neighborhood by constructing a structure less than the maximum height limit allowed and will be compatible with the existing bulk and scale of the surrounding newer single family residences. By complying with the height limits and surrounding scale, the Project will promote good design and will create harmonious visual relationship and transitions between new and older structures in the neighborhood.

The Project will conform to the landscape and streetscape guidelines as identified in the residential element of the La Jolla Community Plan and in Appendix E of the La Jolla Community Plan. The La Jolla Community Plan recommends the application of minimum side and rear yard setback requirements to achieve a separation between structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. Furthermore, side yard setbacks should be incrementally increased for wider lots. The Project will implement these recommendations by providing a substantial front yard setback as well as side and rear yard setback between eight feet and thirty-nine feet. Therefore, in consideration of all the foregoing, the proposed development will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa,

staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The Project is consistent with all the RS-1-5 zone development regulations and the policies of the City of San Diego General Plan, the La Jolla Community Plan and no deviations are required to approve the Project as proposed. Therefore, Project will comply with the applicable regulations of the Land Development Code.

#### **Coastal Development Permit - Section 126.0708**

- A.
1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

The Project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan in as much as there is no existing physical access way legally used by the public or any proposed public accessways located on the private property. The proposed coastal development will have no effect upon public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. Furthermore, there are no public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site or across this site to these visual resources. As such the Project will have no effect upon any existing physical access way

legally used by the public or any proposed public accessway and will have no affect on public views to and along the ocean.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

The Biology Letter Report submitted by the applicant's consultant indicates the site is mostly disturbed yet contains remnants of sensitive native vegetation. Given the possibility that sensitive vegetation may have been present prior to the illegal construction activities, Merkel & Associates examined several sources for relevant information to establish the probable conditions at the sites prior to the illegal construction activities. This investigation included: 1) aerial photography using Bing Maps 2010; 2) regional vegetation data for the project vicinity using SanGIS 2013 data; 3) geological substrates and soil types mapped on the sites using SanGIS 2013 and USDA 2007, respectively; and 4) California Department of Fish and Wildlife (CDFW) 2014 and 2013 California Natural Diversity Database and U.S. Fish and Wildlife Service (USFW) 2014 special status species records for the project vicinity. A physical survey by the biologist was also conducted. Three vegetation types and one land use (urban/developed) were identified within the study area: Disturbed habitat, Non-native vegetation and Eucalyptus woodland. Four sensitive plant species were identified on the site. No City narrow endemic species were identified within the study area or have at least a moderate potential to occur within the area predominantly due to the lack of suitable habitat and/or soils. No sensitive fauna species were observed or detected during the survey. Two sensitive bird species, Cooper's hawk and Nuttall's woodpecker are urban adapted species yet were not observed but may utilize the site for foraging and possibly nest. No other sensitive wildlife species are expected to utilize the site. No jurisdictional wetlands or non-wetland resources were observed or are expected to occur on the site. No wildlife corridors occur on the site. The site is not located within or adjacent to the Multi-Habitat Planning Area. The three vegetation types and land use are categorized as Tier IV habitat types and mitigation is not required for impacts to Tier IV habitat types.

The historic information prepared by Farrington Engineering Consultants, Inc. (FEC) and reviewed by city staff is relevant to the presence or absence of steep hillsides. This historic information included: a search of city records, results from an interview with retired Professional Engineer Mr. Eugene F. Cook who practiced civil engineering during the period the subdivision was created and improved with public roads, a Geotechnical Investigation, dated July 27, 2007, prepared by TerraPacific Consultants, Inc. for the site at 911 Skylark Drive, and a site specific slope analysis for the project site. The information presented by FEC supports the conclusion the project site was previously graded and does not contain steep hillsides as defined by the Land Development Code section 113.0103. Development Services staff reviewed the information provided by FEC and concurs with these conclusions.

The two sites, a 0.29 acre site and 0.89 acre site, are located in the RS-1-5 zone. Each property is developed with single family structures and accessory amenities typical of single family development. The properties were created by a subdivision map recorded in 1957 and the subdivision was graded and public improvements constructed. The site is a developed suburban

property. The site contains limited sensitive habitat. The proposed Project does not require any mitigation for impacts to environmentally sensitive resources and as such the proposed coastal development will not adversely affect any environmentally sensitive lands.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The adopted La Jolla Community Plan designates this site for residential use and the Project is consistent with this use. The Project complies with all regulations of the certified Implementation Program for the adopted La Jolla Community Plan.
4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. As such the Project and approval of the coastal development permit will have no effect upon the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1239886 and 1239890, a copy of which is attached hereto and made a part hereof.

---

John S. Fisher  
Development Project Manager  
Development Services

Adopted on: **V27 - DATE OF APPROVAL**

Job Order No. 24003789

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003789

**COASTAL DEVELOPMENT PERMIT NO. 1239886 and**  
**SITE DEVELOPMENT PERMIT NO. 1239890**  
**SACIDO CDP/SDP PROJECT NO. 349884**  
**HEARING OFFICER**

This Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 is granted by the Hearing Officer of the City of San Diego to AXAPUSCO, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code section 126.0504 and 126.0704. The two sites, a 0.29 acre site and 0.89 acre site, are located at 901 and 911 Skylark Drive, respectively, in the RS-1-5 zone of the La Jolla Community Plan. The project site is legally described as Lot 53 and 52 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. An adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species

Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void,

challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

13. Prior to the issuance of any construction permit, the Owner/Permittee shall file a Parcel Map to adjust the property line between Lot 53 and 52 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957 consistent with the proposed property line as shown on Exhibit "A," satisfactory to the City Land Surveyor, to be recorded at the San Diego County Recorder's Office.

#### **ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

17. Prior to the issuance of any construction permit, the Water Quality Technical Report shall be subject to final review and approval by the City Engineer.

18. The drainage system for this project shall be private and shall be subject to approval by the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to

requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

21. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

23. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

24. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

27. Prior to issuance of a construction permit for the guest quarters/habitable accessory building, the Owner/Permittee shall submit a signed version of form DS-203 to the City specifying the guest quarters/habitable accessory building shall not be used as, or converted to, a companion unit or any other dwelling unit. The agreement shall include a stipulation that neither the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately. The City shall record the agreement at the County of San Diego Recorder's Office onto the title of the property known as Lot 53 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on **[INSERT Approval Date]** and **[Approved Resolution Number]**.

Permit Type/PTS Approval No.: CDP No. 1239886 and SDP No. 1239890  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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John S. Fisher  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Axapusco, LLC,**  
a California limited liability company  
Owner/Permittee

By \_\_\_\_\_  
Antonio Sacido  
Sole Member

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 349884

PROJECT TITLE: Sacido Residence

PROJECT LOCATION-SPECIFIC: The project is located at 901 and 911 Skylark Drive within the La Jolla Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit (CDP) and Site Development Permit (SDP) to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The project site is currently developed and all public utilities are in place to serve the two residences.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mark Farmington, 11679 Via Firul San Diego, CA 92128. (858) 675-9490.

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: SECTION 15303 (NEW CONSTRUCTION)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located on a previously developed site lacking sensitive resources and that grading quantities would not exceed the threshold for requiring mitigation for paleontological resources environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction a limited small structures and residences where the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Handwritten signature and title: SENIOR PLANNER

12/18/14 DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



P.O. BOX 889  
• LA JOLLA •  
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 6 November 2014**

**Attention:** John Fisher, PM, City of San Diego

**Project:** Sacido Residence  
901 & 911 Skylark Drive  
PN: 349884

**Motion:** The LJCPA cannot make the findings for the CDP and the SDP because of the Neighborhood Character of the La Jolla Mesa Vista Subdivision and because there is insufficient parking for guest quarters due to the special circumstances of the lack of parking in the cul-de-sac. **Vote: 10-1-2**

**Submitted by:**

*Joseph LaCava*

11/06/2014

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Joe LaCava, President  
La Jolla CPA

Date

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Sacido Residence	
<b>PROJECT DESCRIPTION:</b>	Lot line adjustment, guest quarters on one lot and site improvements to two lots.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit, Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential, 0-5 dwelling units per acre	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-5		
<b>HEIGHT LIMIT:</b> 30-foot maximum height limit.		
<b>LOT SIZE:</b> 8,000 square-foot minimum lot size.		
<b>FLOOR AREA RATIO:</b> 0.75 maximum.		
<b>FRONT SETBACK:</b> 20 feet.		
<b>SIDE SETBACK:</b> 0.08 feet multiplied by lot width.		
<b>STREETSIDE SETBACK:</b> 0.10 feet multiplied by lot width.		
<b>REAR SETBACK:</b> 20 feet.		
<b>PARKING:</b> 2 spaces required per lot.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Density Residential; RS-1-5	Single family residential
<b>SOUTH:</b>	Very Low Density Residential; RS-1-7	Single family residential
<b>EAST:</b>	Very Low Density Residential; RS-1-5	Single family residential
<b>WEST:</b>	Very Low Density Residential; RS-1-7	Single family residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On November 6, 2014, the La Jolla Community Planning Assoc. voted 10:1:2 to recommend denial.	